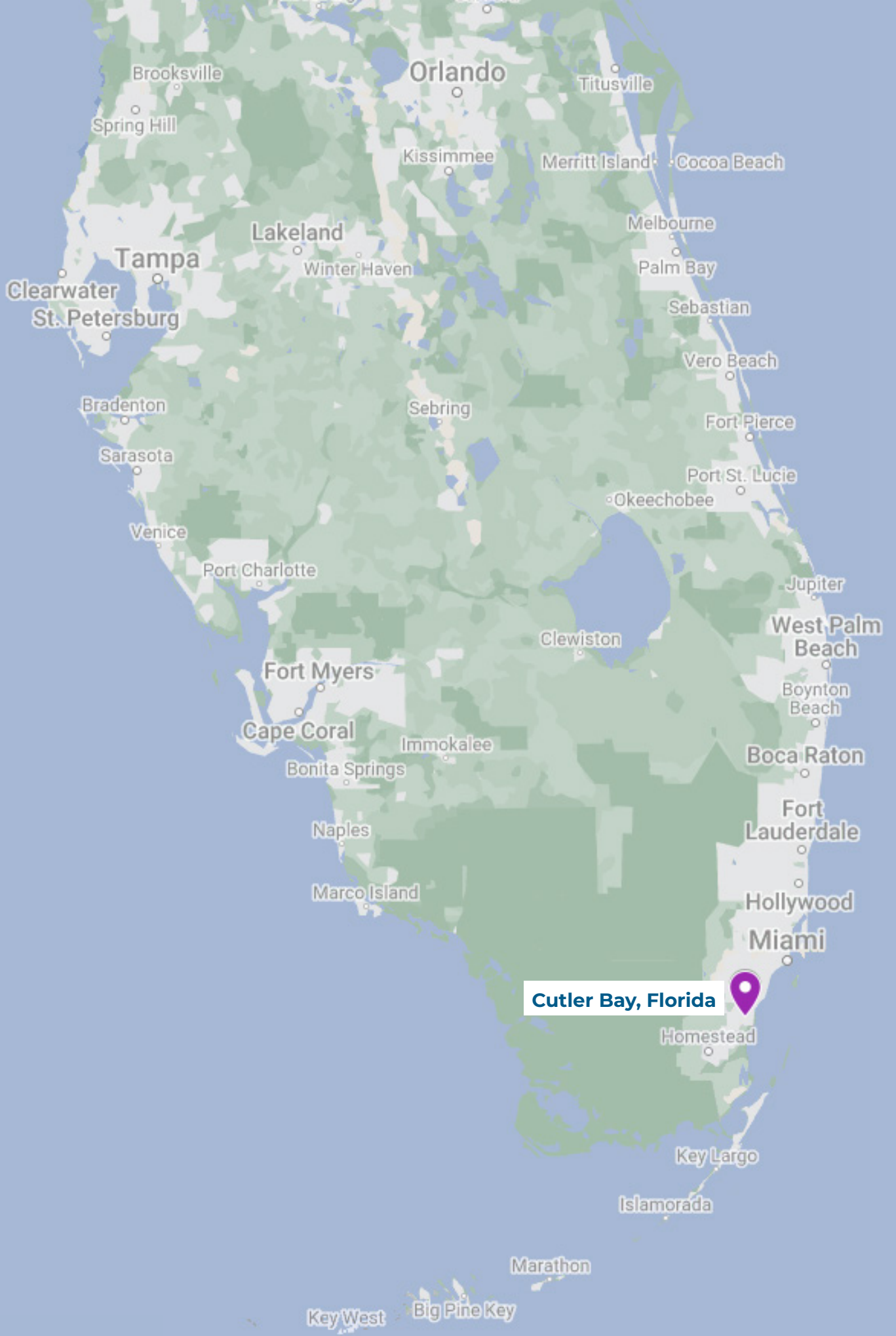




# 16 ACRES: LEGACY PARK AND MUNICIPAL COMPLEX EXECUTIVE SUMMARY

DESIGNING THE HEART OF THE TOWN OF CUTLER BAY



**Cutler Bay, Florida**





Conceptual design for 16 Acre Legacy Park & Municipal Complex by Valle Valle & Partners

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# INTRODUCTION

*The Town of Cutler Bay, Florida, is accepting qualifications from firms to provide architectural, engineering and design services for the design of the new Legacy Park and Municipal Complex. The design will be on a vacant 16-acre parcel located in the heart of the community, east of Old Cutler Road and north of SW 212 Street. The design will include a resiliency park, municipal building(s) that will house Town Hall, a Police Station, and a community center—with a combined projected footprint of 50,000 net square feet. The selected firm will use extensive community feedback to develop the ultimate design.*

Since Cutler Bay incorporated in 2005, Town residents have frequently approached the Council to express their concerns about vacant parcels available in Town and the negative consequences that would come to the community if they were developed—particularly traffic and environmental impacts. Recognizing the importance of these concerns, the Town Council asked the Town Manager to identify and research the status of undeveloped properties in Cutler Bay in 2016. The goal was to learn more about the owners' plans for those sites and to explore the possibility of acquisition by the Town.

Through this process, over 250 vacant parcels of varied sizes were identified. The Council narrowed that list to just a handful of properties available for sale that would be the most beneficial for the community, if acquired by the Town. They agreed to hold a General Obligation Bond (GO Bond) in June of 2018, in order to obtain the necessary funds to purchase one of the vacant parcels, with the goal to preserve green space, provide economic development and add public facilities. While the Town Council had their hopes on acquiring the “potato field,” which we now refer to as the 16 acres located east of Old Cutler Road and north of SW 212 Street, residents expressed that the plan presented during the GO Bond campaign in 2018 was too vague and, ultimately, the bond did not pass by a narrow margin of 185 votes.

The Council remained committed to acquiring and preserving the 16 acres of vacant land and, in 2020, finalized a “land swap” deal—exchanging the Town Hall building and adjacent property the Town owned (on 10720 Caribbean Boulevard), plus

an additional \$3 million, for the 16 acres of vacant land in the geographical heart of the Town. This exchange also stopped the repetitive losses that the Town Hall building posed on the Town's operating budget—which was approximately \$750,000 in losses per fiscal year.

The long-term benefits of acquiring the 16 acres were greater. The property's zoning would allow up to 480 residential units to be developed on it, but now that this property belongs to the residents of Cutler Bay, that possibility is gone forever and, instead, the Town Council created an opportunity to transform it into something the community can enjoy for generations to come.

To obtain funding for this project, the Town of Cutler Bay held a special mail-in election that ended on March 22, 2022, to ask Cutler Bay voters if the Town should obtain a General Obligation Bond for up to \$37 million to fund the construction of a park, community center and municipal complex on the 16-acre parcel.

The measure passed with a significant margin—the official elections results indicated that 3,720 votes were for the Bond (65.84%) while 1,930 votes were against it (34.16%). Of the 28,840 registered voters in Town at the time, 19.68% of them returned their ballots in time to be counted by the 7 PM, March 22, deadline.

The vision for this project is to transform the 16-acre parcel into a central gathering place for our community—with a park, community center, municipal complex and other recreational features residents can enjoy that will become the heart of the community for now and for many generations to come.

## PUBLIC INPUT

Leading up to the GO Bond Election, the Town held an educational campaign about the 16-Acre Legacy Park and Municipal Complex project to brainstorm what it will take to create a unique civic space that reflects the values of its community, to collect feedback from residents on what they envision for the space, to gather information on the public attitudes and preferences concerning the Legacy Park and Municipal Complex, and to help increase awareness about the important election that would determine the future of the 16-acre site.

Between October 2021 and March of 2022, the Town held 23 outreach events and meetings at various locations in town, including major town events, Home Owners Association Meetings and local organizations and feedback from hundreds of residents was collected.

To help residents conceptualize the many possibilities of what the 16 acres could become, the Town also partnered with University of Miami's School of Architecture and professor Erick Valle of Valle Valle & Partners to design 9 different conceptual site plans, based on resident feedback collected at public involvement meetings.

This same group took part in many of the public meetings and workshops to survey the needs and aspirations of the community. Their conceptual designs were presented to the public during the meetings and a survey was presented to attendees to collect their feedback about the projects. 100 survey responses were received.

Additionally, the town held a second survey to learn more about the attitudes and preferences on the project. This survey was presented to residents during the meetings, through the Town's social media platforms, on the Town's website, through direct mail and the Town's e-newsletter. As of July 2022, 906 survey responses were submitted.

## DESIGN CONSIDERATIONS

Rather than design a typical grouping of standard government buildings, the Town

opted for building a community Complex—consisting of a Town Hall and Community Center all located within a park—that becomes the “communal living room” of the Town of Cutler Bay.

The purpose of the Legacy Park and Municipal Complex is to explore the idea of converting the intimidating civic design of the past into places that invite people to spend time there rather than simply going for business or bureaucratic related reasons.

The 16-acre parcel is a brownfield. Understanding the implications of a brownfield, the Town has already taken the first steps by hiring The Goldstein Environmental Law Firm. Their environmental experts have analyzed all Federal, State, and Local regulatory guidance documents to unearth the best design principles that should be applied to this brownfield.

Some key components mentioned in their documents include using green infrastructure for brownfield sites. This means looking for strategies for the treatment and storage of stormwater; rather than allowing the water to infiltrate, the water is returned through evapotranspiration. This would be made possible by planting trees and vegetation in areas where none exists, creating bio-filtration swales, using green roofs to reduce the runoff from buildings, and capturing the rainfall to use for the landscaping and complex toilets. With this invaluable information, the designers are looking into how the Town can implement the best green infrastructure practices into this brownfield that can complement a signature LEED Platinum Complex.

The design for the site must also take into consideration that SW 97th Avenue, which runs south of the property must be connected through the site to Old Cutler Road—dividing the parcel.

## LOCATION AND PHYSICAL CHARACTERISTICS

The location for the new Legacy Park & Municipal Complex lies in the geographical heart of the community. The site consists of



a lot of 16 acres bounded by Old Cutler Road on the northwest, SW 208th Street on the north, SW 212th Street on the south, and the residential Southwest 92nd Place on the east.

Old Cutler Road, which abuts the western edge of the property is a historic road that also contains the scenic Old Cutler Trail. This trail runs through 11+ miles of beautiful neighborhoods under the cover of a lush tree canopy. It connects with the Biscayne Trail and Black Creek Trail, both leading into Black Point Marina and it also runs within the neighboring municipalities of Palmetto Bay, Pinecrest and Coral Gables.

Adjacent to the north of the site is a property currently under construction for a Publix Shopping Center and additional retail spaces.

### PURPOSE OF EXECUTIVE SUMMARY

The purpose of this document is to serve as a guide to develop the program of the Town of Cutler Bay's new Legacy Park and Municipal Complex. It contains some of the

requirements and necessary information for the overall development and organization of the Community Center, Town Hall, Police Station, and Legacy Park, all of which comprise the Municipal Complex.

The summary is intended to serve these purposes:

1. Serve as a decision-making and planning tool for the Town of Cutler Bay, providing consistent and comprehensive information about the facility's space requirements.
2. Provide a framework to help manage and evaluate the project needs.
3. Be used as a tool to understand some of the requirements and settings for the Legacy Park & Municipal Complex.
4. To communicate programmatic information to the design team.

Additional information may be found on the Town of Cutler Bay's website at

[www.cutlerbay-fl.gov/16acres](http://www.cutlerbay-fl.gov/16acres)

# COMMUNITY HISTORY

The Town of Cutler Bay has experienced extensive growth since the 1950's when Cutler Ridge became an organized community. What began as nearly one square mile agricultural development, started by Dr. William C. Cutler, is now a 9.7 square mile tight-knit community of almost 45,000 residents.

The area that is now known as Cutler Bay served as farmland throughout the early to mid-20th century. As the small farming communities expanded, landowners decided to capitalize on the success of farming in the region by planning around these communities. The Town of Tenalla was established in the area and included a number of residential plots as well as a park—known as Franjo Park today. It was the first official planned park in what is now Cutler Bay. World War II brought much change—like the transformation of a small, back country airstrip into the Homestead Army Air Field. The influx of troops spurred new developments, most notably Cutler Ridge, the first large-scale planned development in the area.

As demand rose, more developments were created. 96 acres of open space were dedicated to offsetting park impact fees. Lakes were dug to provide fill for the construction of new developments. Toward the end of the 20th century, residents of the area found themselves fighting against the surrounding dump sites, extremely limited police services, a waste water treatment plant, and plans for future development of

a commercial airport on the Homestead Air Base along with a juvenile detention facility.

The residents fought to incorporate, and finally succeeded in 2005 when the Town of Cutler Bay incorporated. It remains as the youngest municipality in Miami-Dade County. Since then, the Town has established initiatives to deal with over development issues and maintain the community's essence. The town is nearly 99% built out today, however, controlled growth in the form of redevelopment

is expected along the US 1 corridor and in the Southland Mall.

In light of the anticipated growth coming to Town, an important initiative taken by the town was the 16-Acre “land swap” deal. In January 2020, the Town Council made one of the biggest environmental commitments since the Town's incorporation by carrying out this “land swap” deal—exchanging the Town Hall building and adjacent 2-acre property for 16 acres of vacant land located north of SW 212 Street and east of Old Cutler Road.

Some of the factors that drove the land swap forward were the desire to gain more green space for residents to enjoy, to secure a central gathering space for the community, and to prevent the potential of up to 480 residential units developing on the property—as the parcel's zoning permits. This also curbed the possibility of adding several hundred cars to roads in an area that is already dealing with traffic.

The vision for this parcel is to transform it into a green and central gathering place that will become the heart of the community.

## COMMUNITY SNAPSHOT

### POPULATION

44,291

### MEDIAN AGE

37

### PERSONS PER HOUSEHOLD

3.35

### PERSONS UNDER 18

24.6%

### PERSONS OVER 65

13.9%

Source: Census.gov and miamidadesites.com (2022)

# PROJECT GOALS

The following goals and objectives were developed through discussions in the public involvement meetings process where citizens and stakeholders included:

- Mayor and Town Council
- Town departments to be housed within the facility
- Public interest groups and local Citizens

The purpose of the meetings was to determine what the Legacy Park & Municipal Complex should ultimately achieve. These goals should be used as guidelines to review the project as it proceeds through planning, design, construction, and operation.

## FUNCTION GOALS

- To provide a complex that can efficiently perform city business
- To provide an effective officing environment for city employees
- To provide a welcoming, friendly, and comfortable environment for employees, visitors, and the public that will become a central gathering space for the community
- To be easily accessible to all visitors
- To attract people and activities 365 days a year
- To have clearly defined entrances and signage for wayfinding
- To promote interaction (interior and exterior) between council, public, and departments

## FORM GOALS

- To build a complex that serves and reflects the values of the Town of Cutler Bay
- To follow the Town of Cutler Bay Design Guidelines
- To create a Municipal Complex that differentiates from the typical government buildings that are not inviting to the public
- To create a unique communal space

## ECONOMY GOALS

- To complete the entire project within or below the allocated budget of \$37 Million, established by the GO Bond
- To provide a complex that requires low maintenance
- To utilize sustainable design and construction practices
- To design a facility that minimizes operational costs related to staffing, transportation, and service

## ENVIRONMENTAL GOALS

- To effectively implement stormwater management practices on brownfield site
- To reduce waste materials and contaminated soil
- To create a green infrastructure that can aid against flooding
- To apply for and get LEED Platinum certification of the Site Layout, Complex Buildings and Legacy Park

## TIMING AND ADDITIONAL GOALS

- To phase the construction of the Legacy Park & Municipal Complex so that the Town can move into the heart of the community within five years of getting the G.O. Bond funding
- To continue obtaining public feedback that go over the proposed design schemes and determine the design goals and architectural style for the Complex
- To proceed with detailing the program for the municipal complex in collaboration with department program directors and their staff
- During the design of the complex program, to provide flexibility to accommodate change as departments change in size and function
- To provide for flexible spaces that can allow the public to occupy the complex for sponsored public events



# SPACE REQUIREMENTS

Below is the estimated gross area required by each facility. These estimates were determined through a series of surveys, site visits of similar programs and interviews by Erick Valle of Valle Valle & Partners and the students of the University of Miami School of Architecture to understand the operation needs for the Town of Cutler Bay in order to develop their conceptual designs.

The team also compared the space needs to other similar program needs and spatial adjacencies in other public facilities and consulted with experts on the topic.

Several municipal complexes in Austin, Texas; London, England; Coral Gables, Florida ;and Miramar, Florida were visited to extract from this exercise the best practices in creating the space needs assessment of the proposed municipal complex.

A maximum footprint of the Town Hall, Police Station and Community Center was determined in the initial space needs assessment study to be a combined projected footprint of 50,000 net square feet, plus 30% for hallways, back-of-house and corridors for each program.

The program of each can be accommodated in a one or two-story building. In all the programs, public rooms for gathering are provided controlled access and departments that need to be accessible to the public are given access by store fronts with public counters that are used to provide brief information to the public and when scheduled adjacent conference rooms are available for the public to gather with staff.



# PROJECT TEAM

The following people took part in the facilitation and development of the information contained within this document:

## TOWN OF CUTLER BAY

Tim Meerbott, Mayor

Michael P. Callahan, Vice Mayor

Robert "B.J." Duncan, Council Member

Suzy Lord, Council Member

Roger Coriat, Council Member

Rafael Casals, Town Manager

Jared Munster, Community Development Director

Desiree Ducasa, Communications Manager

## VALLE VALLE & PARTNERS

Erick Valle, President

Estela Valle, Land Use Planning

Adriana Dacosta-Calheiros, Project Coordinator

## GOLDSTEIN ENVIRONMENTAL LAW FIRM

Michael Goldstein, Brownfield Consultant

## UNIVERSITY OF MIAMI

Rodolphe el-Khoury, School of Architecture Dean

Indrit Alushani, RAD Lab Supervisor

Miranda Posey, Student

Heber Hernandez, Student

Ian Ondek, Student

Zeyu Zhans, Student

Julia Teig, Student

Anna Valdes, Student

Chrisbelle Vincent, Student

Amanda Guerrero, Student

Ashanni McClam, Student

Sarah Ercia, Student

Han Wang, Student

Chu Chen Zue, Student



Town of Cutler Bay Council  
(L to R: Roger Coriat, Michael Callahan, Tim Meerbott, Suzy Lord, Robert "BJ" Duncan)



Erick Valle on the far left, with the University of Miami School of Architecture students

Drone photo of the the Town of Cutler Bay, eastern edge of 16-acre property appears in the mid to left bottom section of the image



## SUGGESTED READING

In order to better understand the information contained within these documents, it is recommended that the following documents be reviewed:

1. “Design and Construction of Stormwater Management Systems at Contaminated Redevelopment Sites in Florida – A Collection of Federal, State, and Local Regulatory Guidance Documents” by the Goldstein Environmental Law Firm – This document serves as a guide to implementing the best stormwater management practices on a brownfield site, such as the land upon which the Legacy Park & Municipal Complex will be developed.
2. “Town of Cutler Bay’s Green Master Plan” by Iler Planning – This document will assist in understanding the requirements that the Legacy Park & Municipal Complex must meet in order to be certified as LEED Platinum by highlighting improvements that can be made to the green practices that the Town has already implemented.
3. Town of Cutler Bay’s Land Development Regulations
4. “Old Cutler Road Charrette Report” by Treasure Coast Regional Planning Council on March 2003

All the listed documents are listed on the Town’s website in the link below, along with other important information about the project:

[www.cutlerbay-fl.gov/16acres](http://www.cutlerbay-fl.gov/16acres)

# SITE PLANNING CONSIDERATIONS

Underlying the successful design of a civic space is the fundamental understanding of the factors that influence the form, function, and ultimate use of such space. It is the responsibility of the designer to fully understand the influences and impacts such factors have upon the space. The degree to which the designer can successfully inventory, analyze, and incorporate this information into their design solution can have a significant impact upon the ultimate success of the space.

The design should investigate and consider the natural and man-made conditions of the project site and immediately adjacent area. Items to consider include:

- **Base Flood Elevation:** To provide for consideration that FEMA maps will require the finish floor elevations to be at 7' ft minimum above the back of the sidewalk.
- **Brownfield:** To provide for strategies for the treatment of Brown fields such as on-site water retention in the form of lakes and/or dry retention green areas and green roofs that collect rain-water and stores it for later use in buildings or for watering the fields.
- **Bus Routes:** The existing bus routes immediately adjacent to the site and within the general area of the site.
- **Connection to Old Cutler Trail:** Old Cutler Trail connects to this site. The trail runs through 11+ miles of beautiful neighborhoods under the cover of a lush tree canopy. It also connects with the Biscayne Trail and Black Creek Trail, both leading into Black Point Marina, and various other recreational points of interest.
- **Engaging Public Spaces:** Provide a diversity of public spaces for individuals, groups and the town to gather. The site should provide easy access to an organized space that can provide room for special events, seating areas, food trucks and more.
- **Footprint Location**
- **Golf Cart Routes:** The Town of Cutler Bay is a golf cart-friendly community and many residents own and use golf carts to get around Town and to connect with neighboring municipalities on a daily basis. There are also multiple golf cart parades where hundreds of golf carts gather all at once. Currently, there are limited existing staging areas for these parades. The site design should provide access to golf carts to line up during special events and onto the site along designated shared pathways.
- **Land Use and Zoning:** The existing Land Uses and Zoning classification/restrictions that apply to the site and the properties within the general area of the site. The Legacy Park & Municipal Complex is currently zone for NC-1.
- **LEED Platinum Certification Requirements**
- **Organization of Buildings within Site**
- **Parking:** The existing and proposed parking conditions on the site, immediately adjacent to the site and within the general area of the site.
- **Pedestrian Circulation:** The existing and proposed networks and/or systems that provide pedestrian access to the site and other significant points within the general area.
- **Road Intersection on Property:** The design for the site must also take into consideration that SW 97th Avenue, which runs south of the property must be connected through the site to Old Cutler Road—dividing the parcel.
- **Site Accessibility:** The existing primary, secondary, and tertiary vehicular and pedestrian corridors utilized to access

the site from locations throughout the Town of Cutler Bay.

- **Site Location & Surroundings:** The physical dimensions of the site and potential areas of development and land use around the Legacy Park & Municipal Complex.
- **Solar Orientation:** The general path the sun travels as it relates to the location/orientation, design, comfort, and use of the Legacy Park & Municipal Complex.
- **Stormwater Management**

- **Sustainability and Resilience**
- **Vehicular Circulation:** The existing patterns of vehicular movements and circulation immediately adjacent as well as in the general area of the site.
- **Views To & From Site:** The existing and future view corridors to & from the site within the general area.
- **Walking Distances:** The distance covered by an average person walking at a comfortable pace for five-minute periods of time.



Nov. 2021: Rock the Bay event celebrating Cutler Bay's 16th Anniversary



Oct. 2021: Halloween Spooktacular Event



July 2022: Cutler Bay's 4th of July Golf Cart Parade

# FUNCTION AND FORM CHARACTERISTICS

## LEGACY PARK FUNCTION CHARACTERISTICS

Form and function are characteristics that complement one another in the design process. With that premise, it would be logical to assume that the more one knows about the function of the space they are to design, the more one may understand about the form the space may take.

Much discussion has taken place concerning the “desirable functions” which the citizens of the Town of Cutler Bay would like to see taking place within and/or upon their new Legacy Park & Municipal Complex. The following list constitutes the major categories of functional characteristics desired for the park, and some brief examples and/or explanations, as needed.

- **Accessibility:** The Park should be accessible to all people at all times, 24 hours each day, 365 days each year, must meet or exceed all local, state, and federal accessibility guidelines.
- **Public Facilities:** The Park should provide public restrooms and drinking fountains for use by the citizens of Cutler Bay, as well as informational kiosks, electrical outlets throughout, and shelters at public transport stops for people using public transportation systems.
- **Entertainment:** The Park should accommodate a wide variety of entertainment activities such as musical performances, live theatrical performances, a small amphitheater, cultural festivals, educational events, art exhibits, formal political speeches and rallies, informal gatherings of groups of “like-minded” people, a place for people to meet, a place for people to play board games, a place to read and relax, a place for photo opportunities, etc. It should accommodate citizens of all ages and be a place for children to have fun and learn.
- **Seating:** The Park should contain a wide variety of seating possibilities, both in

the sun and in the shade. Seating should range from very informal, (i.e. a blanket on the lawn) to “moveable seating” that can be adjusted to meet the needs of the users, to more permanent arrangements such as seat walls and benches.

- **Lighting:** The lighting on and around the park should contribute to a safe environment after business hours.
- **Refreshments:** The Park should include a variety of food and drink opportunities, either through “fixed place” facilities or moveable “cart type” vendors that serve a variety of local cuisine.
- **Parking:** The Park should provide easily found, easily understood, and easily accessible connections to the parking facilities.
- **Connections:** The Park should facilitate safe, easy connections to the adjacent neighborhood (i.e. pedestrian crosswalks, bridges, etc.).

## LEGACY PARK FORM CHARACTERISTICS

Above all, the Legacy Park should be a “place for people”—people-watching, playing, reading, relaxing, sunning, eating, drinking, meetings, speaking, or any other activity that supports a person’s feeling of being connected to their community. Thus, the overall form of the plaza should not only reflect the functional requirements, but it should also foster an environment of “feeling at home.”

- **Genuine:** The Legacy Park should feel integrated into the surrounding area. The Park should be comfortable and inviting to everyone.
- **Touchable:** The Park should be a place that anyone can come up and “touch.” It should be “interactive” and designed to be used.
- **Old Cutler Road:** The Park should have a “presence” on historic Old Cutler Road. It should acknowledge and respect



the history and characteristics of the surrounding location.

- **Variety of Spaces:** The Park should contain a variety of “public”, “semi-public”, and “private” spaces. These spaces should come in a variety of sizes ranging from small, intimate, contemplative spaces to large, open, public spaces.
- **Linkage:** The Park must be designed to promote safe, easily understood linkages to adjacent neighborhoods.
- **Safety/security:** The Park must be designed to promote an environment of safety and security to all its users, during both daytime and nighttime use.

#### CHARACTERISTICS OF THE MATERIALS AND THE ENVIRONMENT

- **Shade:** The Park must be designed to provide a cool, comfortable environment for its users. All appropriate methods of providing shade should be an extremely high priority (i.e. trees, trellis, awnings, tents, etc.)
- **Water:** The Park should be designed to incorporate water into the environment. Water should be considered as functional, aesthetic, and symbolic, and should be designed to be “touchable” and “interactive.”
- **Lighting:** The Park’s design should contain a variety of lighting types. Lighting should be functional, aesthetic, and symbolic. Lighting on the Park

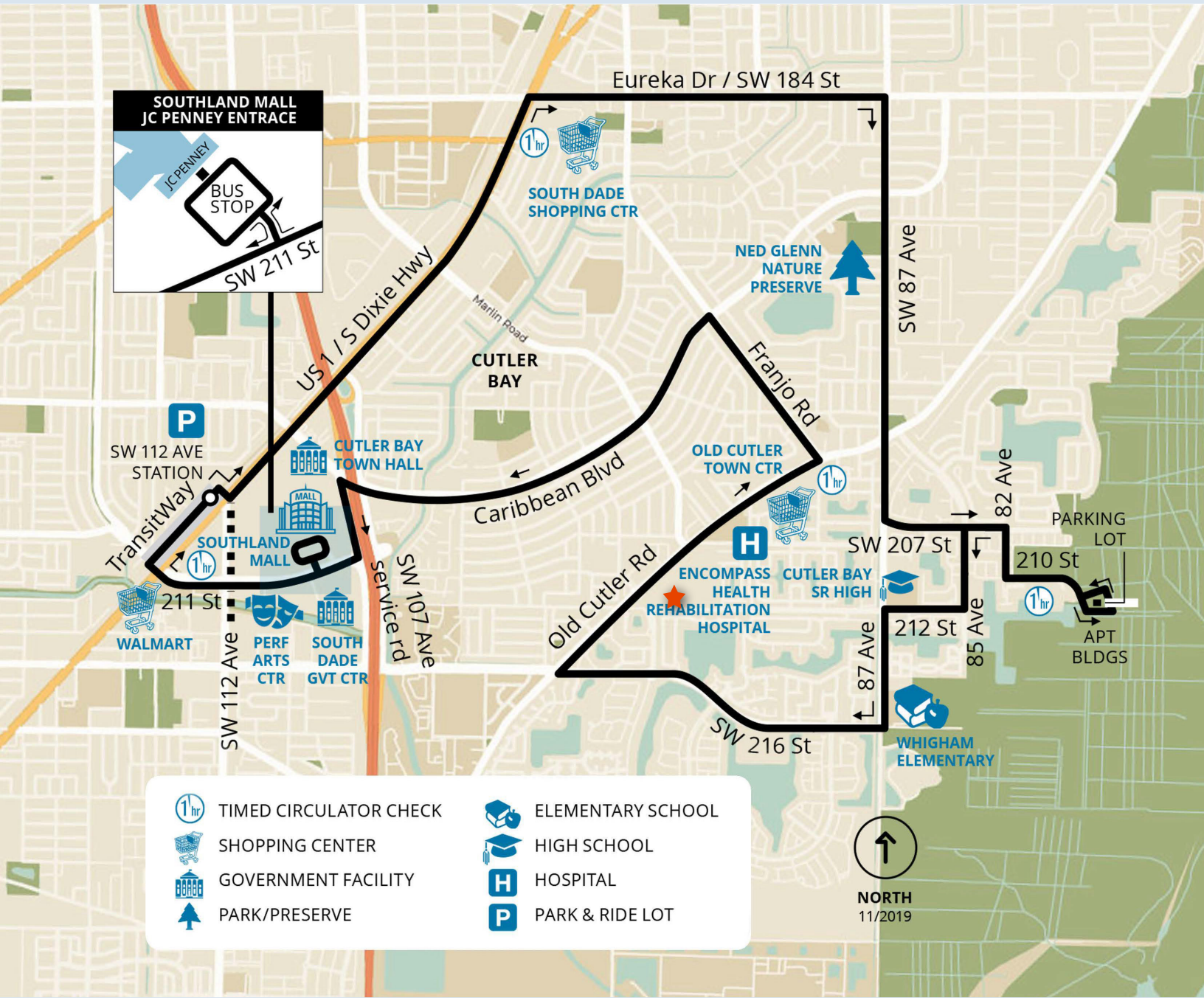
should include GFI outlets in all locations to provide for the wide range of activities anticipated to take place on the Park.

- **Materials:** The materials to be used on the park should be “of Cutler Bay.” Local materials are preferred in all cases, however, the appropriateness of a material for a given use should be judged by functional, aesthetic, climatic, and sustainable criteria.
- **Public Art:** The Park should incorporate as many forms of “public art” as is appropriate.
- **Soft vs Hard:** The overwhelming feelings of the citizens who have provided input into the programming for the Legacy Park have expressed a strong desire to have a park that is comprised of “softscape” vs. “hardscape.”

#### SUMMARY

In summary, the new Legacy Park & Municipal Complex needs to be a “place for people.” It needs to be genuine, inviting, comfortable, safe, and flexible. The Park needs to be responsive to the needs of the citizens of Cutler Bay. The Park needs to reflect the “diversity” that is characteristic of the Town. It needs to be accessible and connected—but most of all, it needs to be a place where all the people of the Town of Cutler Bay can come together and celebrate the rich culture and heritage that is reflected in the pride the people have for their community and their government.

# BUS CIRCULATOR ROUTES











**SOUTHLAND MALL  
JC PENNEY ENTRANCE**

BUS STOP


JCPENNEY

SW 211 St

- |  |   |
|--|---|
|  TIMED CIRCULATOR CHECK |  ELEMENTARY SCHOOL |
|  SHOPPING CENTER        |  HIGH SCHOOL       |
|  GOVERNMENT FACILITY    |  HOSPITAL          |
|  PARK/PRESERVE          |  PARK & RIDE LOT   |



**NORTH**  
11/2019

 Location of 16 Acres



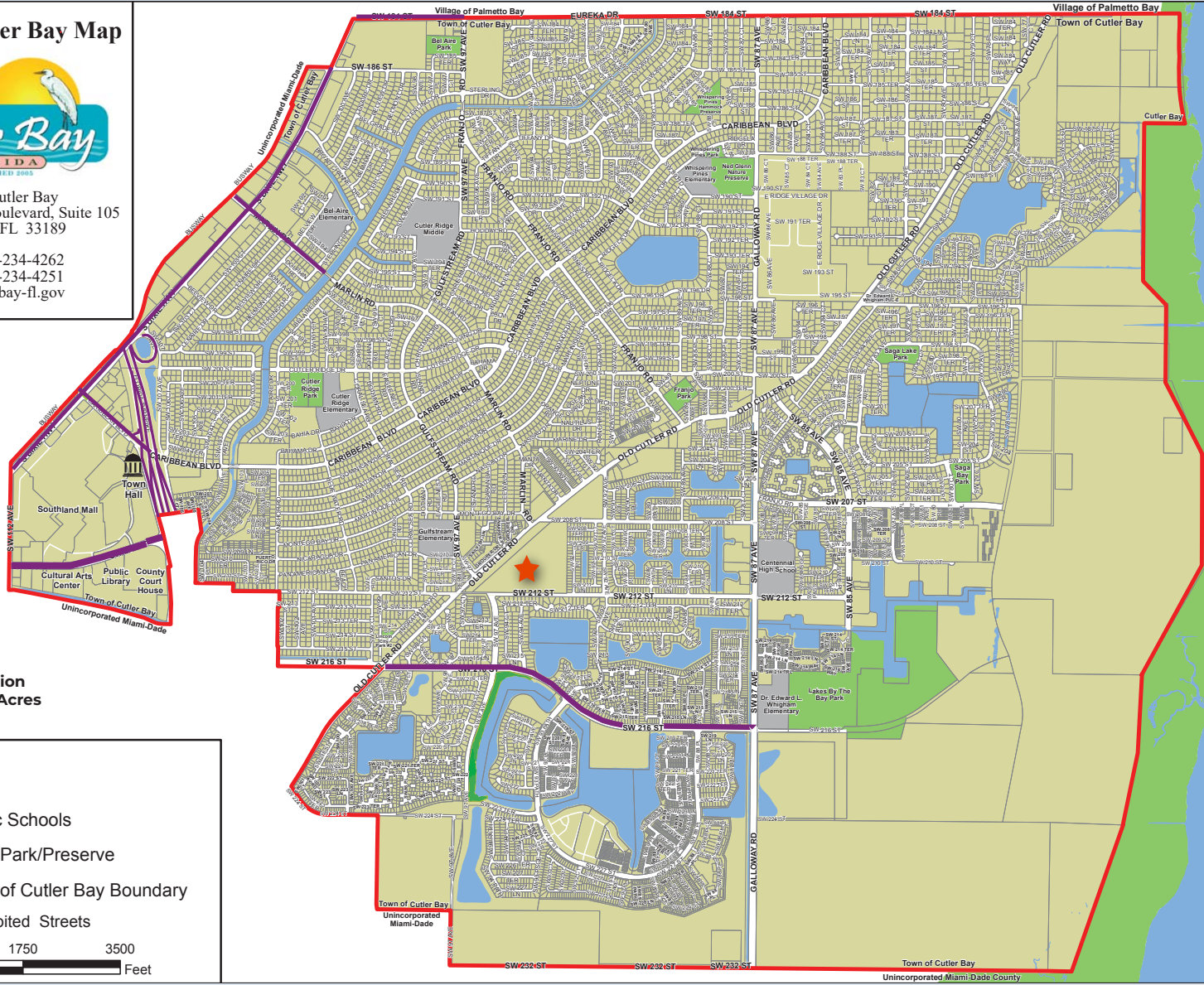
# GOLF CART ROUTES

**Town of Cutler Bay Map**



Town of Cutler Bay  
10720 Caribbean Boulevard, Suite 105  
Cutler Bay, FL 33189

Phone: 305-234-4262  
Fax: 305-234-4251  
www.cutlerbay-fl.gov



★ Location of 16 Acres

## Legend

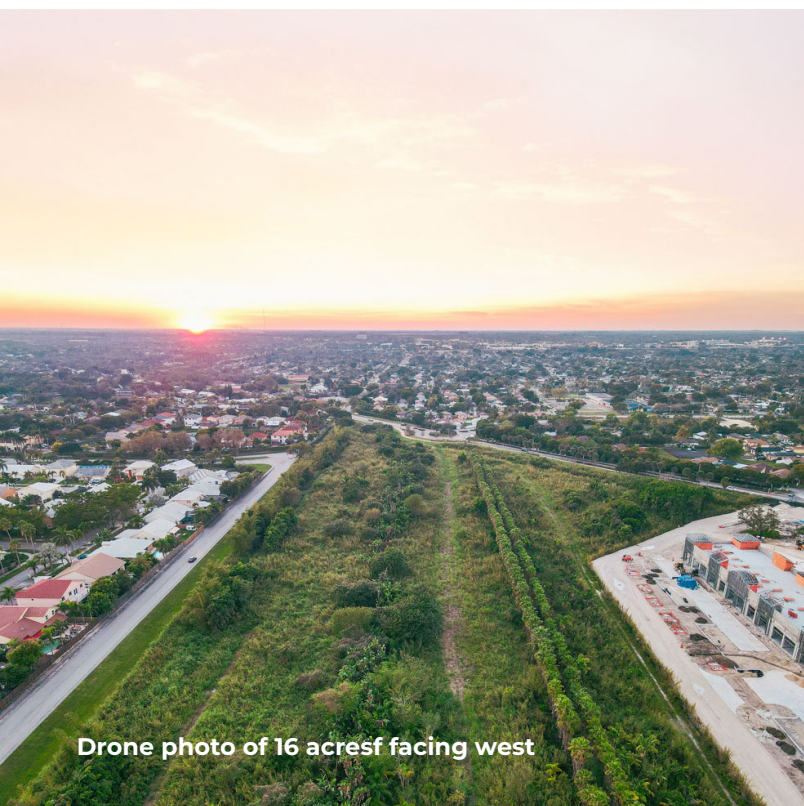
- Public Schools
- Town Park/Preserve
- Town of Cutler Bay Boundary
- Prohibited Streets



# ADDITIONAL SITE IMAGES



Drone photo of 16 acres and new Publix construction site



Drone photo of 16 acres facing west



Drone photo of 16 acres facing southeast to white Ibis Lake


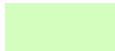
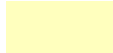













Drone photo of 16 acres, Old Road and SW 97th Avenue, which is to be connected to circle






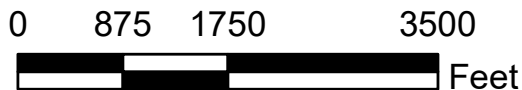
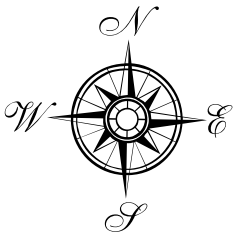
Drone photo of 16 acres facing west on Permit Lane and adjacent neighborhood

# TOWN OF CUTLER BAY ZONING MAP

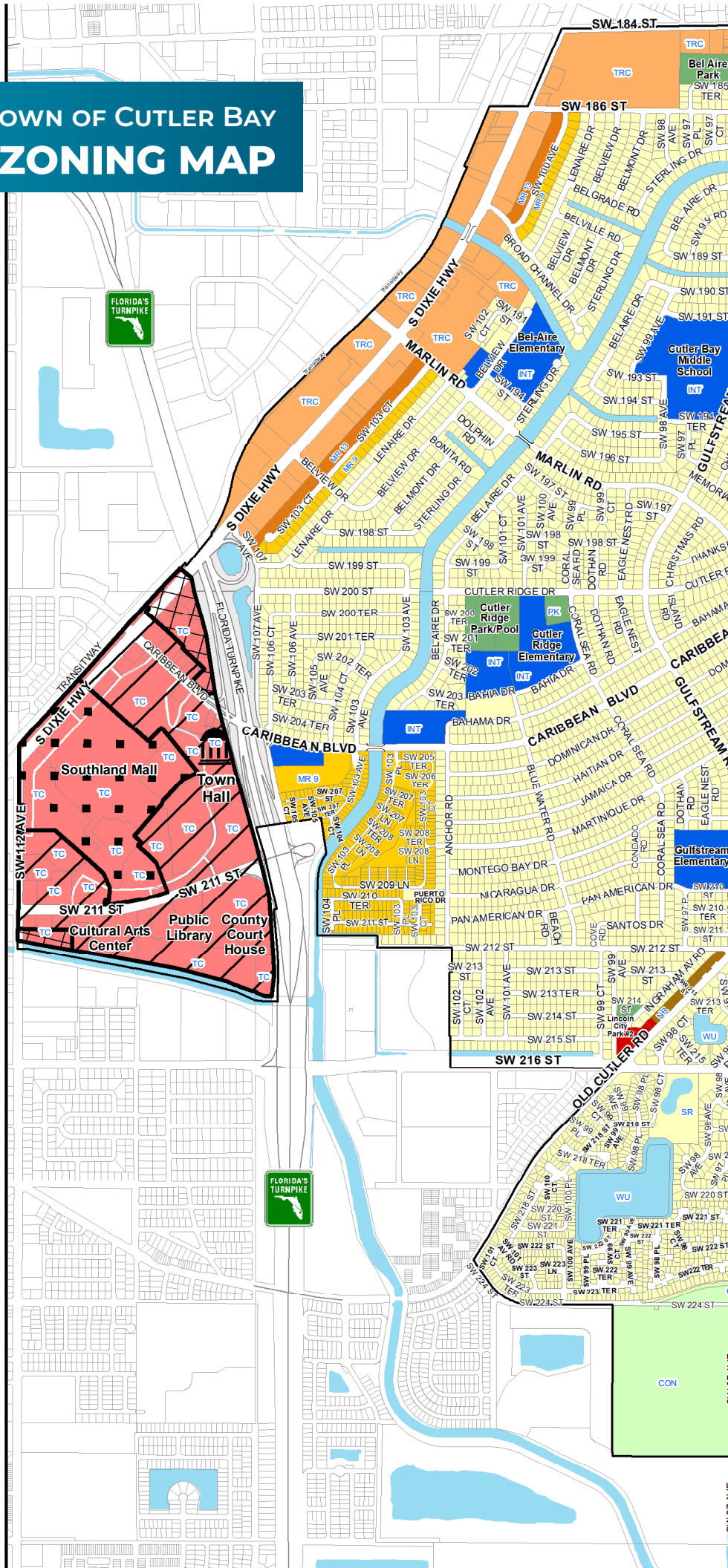
- |  |  |
|--|--|
|  <b>ER</b><br>Estate Residential<br>1 Dwelling Unit/15,000 sq. ft.       |  <b>CON</b><br>Conservation           |
|  <b>SR</b><br>Single-Family Residential<br>1 Dwelling Unit/7,500 sq. ft. |  <b>WU</b><br>Water Use               |
|  <b>MR 9</b><br>Multi-Family Residential<br>9 Dwelling Units/Net Acre    |  <b>TRC</b><br>Transit Corridor       |
|  <b>MR 13</b><br>Multi-Family Residential<br>13 Dwelling Units/Net Acre  |  <b>TC</b><br>Town Center             |
|  <b>NR</b><br>Neighborhood Residential<br>5 Dwelling Units/Net Acre      |  <b>NC 1</b><br>Neighborhood Center 1 |
|  <b>INT</b><br>Institutional   |  <b>NC 2</b><br>Neighborhood Center 2 |
|  <b>PK</b><br>Parks  |  <b>Location of 16 Acres</b>        |

## Town Center Sub-Districts

-  Center Sub-District
-  Core Sub-District
-  Edge Sub-District



Revised as of 07/06/2021





# CITIZEN INPUT

During a public educational campaign leading up to the GO Bond Election, the Town of Cutler Bay held 23 outreach events and meetings at various locations in town, including major town events, Home Owners Association Meetings and local organizations. This was done to gather information on the public attitudes and preferences concerning the Legacy Park and Municipal Complex.

The meetings were held between October 2021 through March 2022 and input was received from hundreds of residents.

Additionally, an online survey was presented to residents during the meetings, through the Town's social media platforms, on the Town's website, through direct mail and the Town's e-newsletter. As of July 2022, 906 survey responses were submitted.

In the next pages, the survey results are shown, however, they have been filtered to only include the answers by participants who identified themselves as a Cutler Bay Resident (as shown in question 1).

Though the surveys do not necessarily represent all of the diverse opinions of the Cutler Bay community, the responses do have recurring topics and items of interest that the design process should consider.

## GO Bond Election Educational Campaign

### 8 PUBLIC INVOLVEMENT MEETINGS

- 10/25/2021: Town Council Chambers
- 12/13/2021: Franjo Park
- 01/08/2022: Cutler Ridge Park
- 01/19/2022: Town Council Chambers
- 02/01/2022: Cutler Ridge Park
- 02/23/2022: Council Chambers
- 02/28/2022: East Ridge
- 03/07/2022: Town Council Chambers

### 11 OUTREACH EVENTS

- 10/29/2021: Halloween Spooktacular
- 11/06/2021: Rock the Bay
- 12/11/2021: Holiday Golf Cart Parade
- 01/18/2022: East Ridge
- 01/29/2022: Chili Day
- 02/22/2022: Cutler Ridge Women's Club Meeting
- 03/09/2022: Pine Woods Villa
- 03/11/2022: Encompass Health Employee Luncheon
- 03/14/2022: Mater Academy Cutler Bay PSA
- 03/14/2022: Economic Development Council Monthly Meeting
- 03/19/2022: Isles at Bayshore Clubhouse

### 4 HOA MEETINGS

- 01/25/2022: Lakes by the Bay South Community Meeting
- 02/25/2022: Cutler Lakes Condominium
- 03/08/2022: Chanterelle
- 03/09/2022: Isles as Bayshore



Erick Valle & Cutler Bay Residents during Kick-off public Involvement Meeting on October 25, 2021

# PUBLIC COMMENTS: SUGGESTED AMENITIES

During the many public meetings held, University of Miami students gathered ideas from residents during the conceptual design planning exercises. Listed below are some of the amenities suggested by residents.

- Coastal restoration
- Traditional amphitheater
- No clock tower
- Large windows
- Pine rocklands transitions to coastal wetland; restoration of the way the land was before
- Showcase original footprint of the area. It's the signature of Cutler Bay
- Pine rocklands along the front edge of the property along Old Cutler Road.
- Pine Rockland is a transplant landscape – pines high up + ground plants low so that the buildings can be seen beyond the swath of pines ecosystem
- Restaurants
- Road continuation
- Lake/water
- Capture water
- Solar energy, green roof, shared energy – LEED
- Reusing water
- Community garden
- Vegetable garden
- Gardens next to community center
- Gardening class
- Amphitheater
- Sunday market
- Square park
- Buildings at Publix side
- Traffic – how to handle/relieve
- Road around site
- Walkway connecting buildings – shade
- Native trees
- Savannah – walk from SQ to square
- Golf cart parking and access
- Car chargers
- Solar stations for golf carts
- Health center
- Health fair
- Community rooms in Town Hall
- Police @ back
- Glass and walkway
- Fountains
- Food trucks in open spaces
- Festivals around lake
- Access from everywhere
- 2 story police station
- Billboards
- Hide Publix – enclosure
- Cutler Bay = more keys than gables
- Not that modern, natural stone
- Spanish traditional aesthetic
- Green + glass
- Traditional + modern – unique
- Life into the night
- Walking paths
- Rock climbing
- Green integrated to activities
- Make things interactive
- Landscapes less formal, more natural (native)
- Planted buffer of trees at site perimeter to create sense of enclosure and not see Publix or houses
- Water features, shade, multi use space, fountains with recycling features
- Rooftop gardens
- Amphitheater with stage for performers
- Oak trees – shading, hurricane, beautiful class
- Multi use green space with water features, shade structures – art shows, farmers market, outdoor movies
- Well lit at night with non obtrusive lighting
- River rockland restoration along front edge of property facing Old Cutler RD -- that is the ecosystem that existed there
- Walkable butterfly garden
- Amphitheater with golfcart parking
- Potential skating, lacrosse, roller hockey indoor
- Live theater
- Basketball court/ multipurpose court
- Parking near amphitheater
- Character of town, not monumental, Keys not Gables, nature
- Non paved paths
- Buildings together to maintain as much green space as possible
- Wedding venue
- Birthdays
- Police station on inlet
- Dog park on inlet
- Paths creating vita course
- Combining buildings
- Playground
- Recreational area near police
- Rock wall
- Health component
- Green wall

# RESIDENT QUESTIONS DURING MEETINGS

- When are we going to start building?
- How long will it take to build the Legacy Park and Municipal Complex?
- Can we lease space in the new municipal complex?
- When do we finalize the design and pick the architectural style?
- This is not an active park; we have plenty of those already?
- Can we park our golf carts around the park?
- Will we have sufficient parking to accommodate events?
- Will the local bus system stop at the Legacy Park?
- Will this place have a spot for food trucks?
- How much will my property taxes increase?
- Are we still going to build, at the heart of our community, a place for the community?
- Can I drive my golf cart in the legacy park?
- Is there going to be educational stations along the park?
- What are going to be the hours of Legacy Park?
- Are we planting native landscaping?
- What are you doing to reach my neighbors whom have no idea of this project?
- Would you rather have the buildings clustered together, or spread out throughout the site?
- Understanding that we have a Town Hall, Community Center, and Police Station, what would you like to see off Old Cutler Road?
- Would you prefer to have the Police Station closer to Old Cutler Road?
- Would you prefer the Police Station to be further into the park?
- Would you prefer the walkways connecting each building to be shaded?
- Do you want the park to be accessible from all sides?
- Would you like if activities were held at night as well as during the day?
- Would you prefer to have the buildings closer to the parking garage?
- Would you like electric vehicle charging stations?
- Do you want recycling bins next to every trash bin?
- Would you prefer an outdoor amphitheater that has drive-in golf cart space?
- Do you want the amphitheater to be in close proximity to the parking garage?
- Would you like to see live theater performances in the amphitheater?
- Do you want space in Legacy Park to be left open for possible future amenities, such as a public swimming pool?
- Should the entirety of the park be well-lit?
- Do you want the surrounding area to be visible from within Legacy Park?
- Do you prefer the park be enclosed by landscape?
- Do you want the landscape to hide the parking garage?
- Are you interested seeing Golf Cart access lanes within Legacy Park?
- Do you prefer the landscape to be natural or more formal in the Legacy Park?
- Would you prefer to see a restoration of the natural Everglades ecosystem as an educational component in the Legacy Park?
- Would you like trails going through the natural ecosystem?
- Do you want trails going through the natural ecosystem to be well-lit?
- Would you prefer paved paths?
- Would you prefer wider paths?
- Are you interested in having paths form a fitness trail?
- Would you like to see a continuous water system starting from Old Cutler Road that converges into a lake further into the site?
- Would you like to see green roofs on the buildings?
- Would you be interested in rooftop gardens?
- Would you like to see green walls on the buildings?
- Would you like to see solar panels on the buildings?
- Do you prefer separate buildings for the Town Hall, Community Center, and Police Station, or combine buildings into one?
- Do you prefer to combine just the Town Hall and the Community Center?
- Do you prefer to see the Police Station as a standalone building?
- Are you interested in seeing health care facilities in the Community Center?
- What health care services should be provided in the health care facilities?
- Would you be interested in educational courses offered through the Community Center?
- Are you interested in indoor fitness amenities within the Community Center?
- Would you like to see an outdoor butterfly garden?
- Are you interested in a weekly food truck event?
- Are you interested in a monthly food truck event?
- Are you interested in a monthly outdoor movie night event?
- What architectural style would you prefer Traditional, Transitional or Modern?



# GENERAL SURVEY RESPONSES

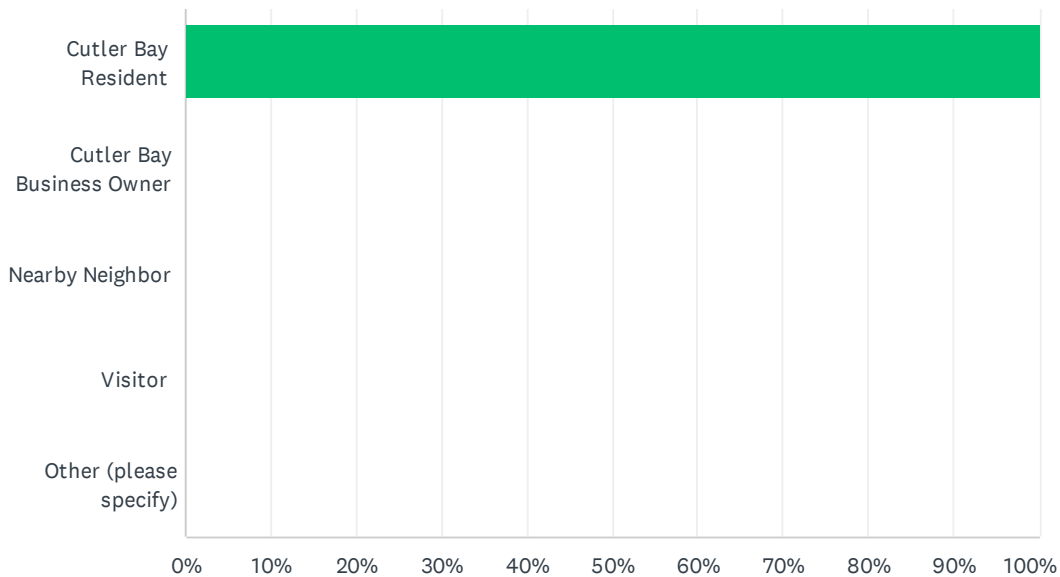
An online survey was presented to residents during the Public Involvement Meetings, through the Town’s social media platforms, on the Town’s website, through direct mail and the Town’s e-newsletter. As of July 2022, 906 survey responses were submitted.

In the next pages, the survey results are shown, however, they have been filtered to only include the answers by participants who identified themselves as a Cutler Bay Resident (as shown in question 1). Though the surveys do not necessarily represent all of the diverse opinions of the Cutler Bay community, the responses do have recurring topics and items of interest that the design process should consider.

Survey results available online at: <https://www.surveymonkey.com/results/SM-535W9XC29/>

## Q1 What is your relationship with the Town of Cutler Bay?

Answered: 655 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cutler Bay Resident	100.00%	655
Cutler Bay Business Owner	0.00%	0
Nearby Neighbor	0.00%	0
Visitor	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>655</b>

Q2 How important are the following activities/features for you to access on the 16 acres? Please select up to 10 activities that are MOST important to you.

Answered: 655 Skipped: 0

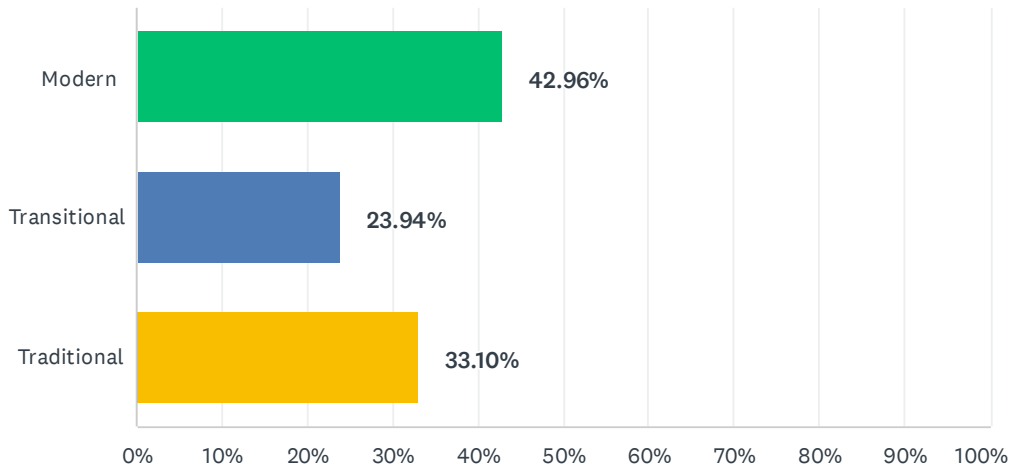




*Please note this question was added later during the survey process, which explains why it received less responses than the other questions—513 survey takers did not “skip” the question, rather, they did not answer because they did not have this question available when they took the survey.*

### Q3 Which architectural style do you like most?

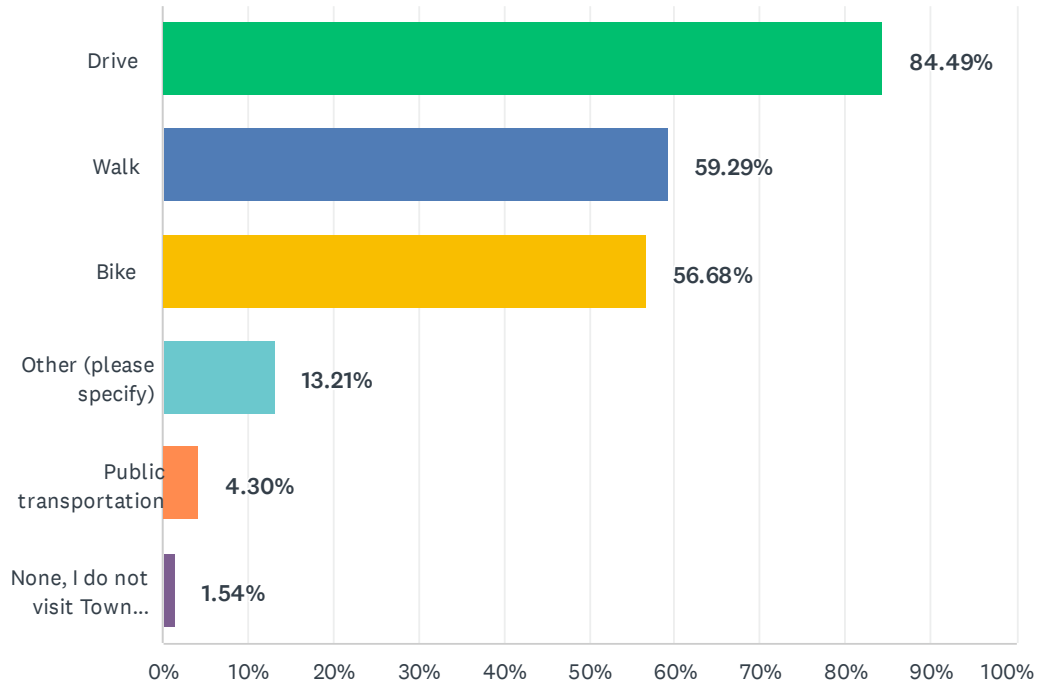
Answered: 142 Skipped: 513



ANSWER CHOICES	RESPONSES	
Modern	42.96%	61
Transitional	23.94%	34
Traditional	33.10%	47
<b>TOTAL</b>		<b>142</b>

## Q4 Please CHECK ALL the ways you and members of your household travel to existing Town parks and recreation facilities:

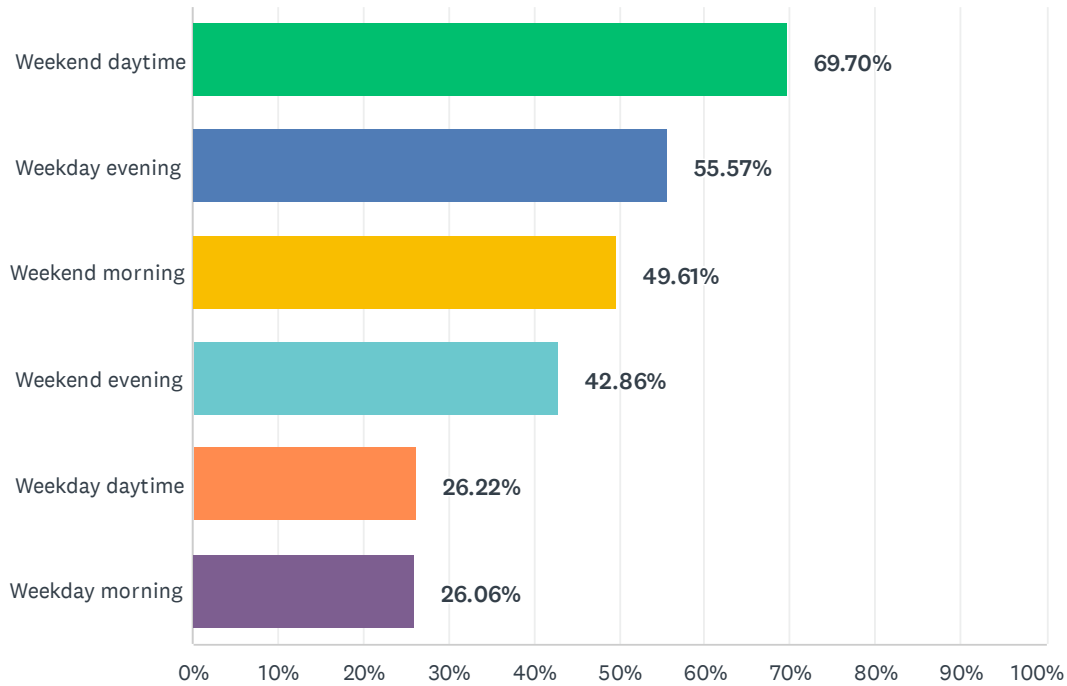
Answered: 651 Skipped: 4



ANSWER CHOICES	RESPONSES	
Drive	84.49%	550
Walk	59.29%	386
Bike	56.68%	369
Other (please specify)	13.21%	86
Public transportation	4.30%	28
None, I do not visit Town Parks	1.54%	10
Total Respondents: 651		

Q5 What days and times do you most frequently visit Town Parks and use recreation programs (sports, community center programs, aquatic programs, special events, etc.)? Select all that apply.

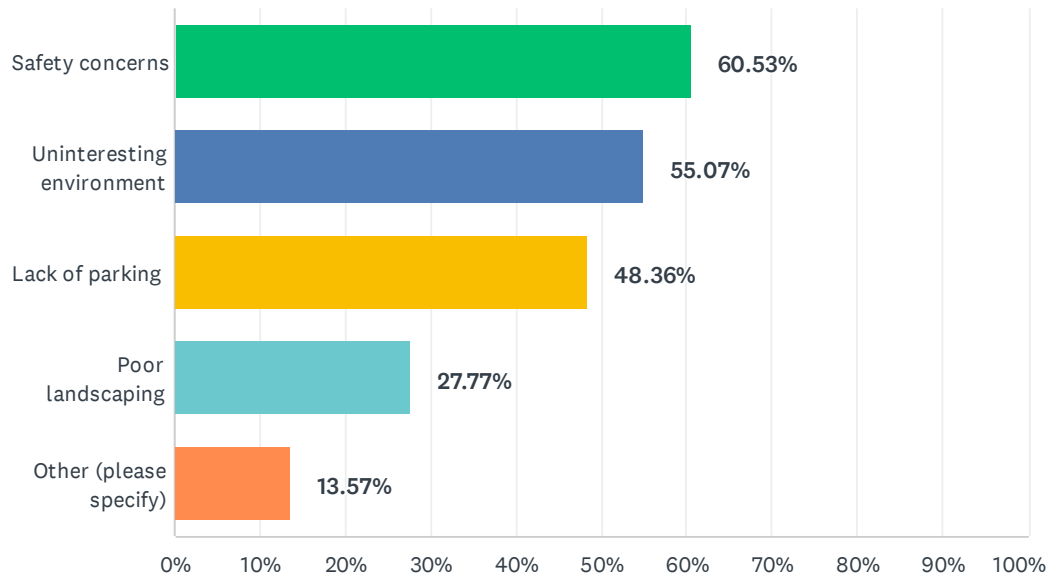
Answered: 637 Skipped: 18



ANSWER CHOICES	RESPONSES	
Weekend daytime	69.70%	444
Weekday evening	55.57%	354
Weekend morning	49.61%	316
Weekend evening	42.86%	273
Weekday daytime	26.22%	167
Weekday morning	26.06%	166
Total Respondents: 637		

## Q6 What would keep you from coming to the new public park and plaza?

Answered: 641 Skipped: 14



ANSWER CHOICES	RESPONSES	
Safety concerns	60.53%	388
Uninteresting environment	55.07%	353
Lack of parking	48.36%	310
Poor landscaping	27.77%	178
Other (please specify)	13.57%	87
Total Respondents: 641		

## Q7 Do you have any other comments, questions or concerns regarding this project? Please enter them below.

Answered: 225 Skipped: 430

#	RESPONSES	DATE
1	It would be wonderful to have a dog friendly trail with on leash rules and plenty of shade. Maybe an interactive water station for dogs as well, or a fenced area where you can do off leash things with dogs.	5/11/2022 6:04 PM
2	Please encourage this place to be dog-friendly with poop bag stations (+ leash law signs). Asking people to keep pets at home and not enjoy the outdoors (especially if they live in an apartment with little green space) is like asking people to not bring a crying baby/toddler out in public places. Everybody needs a place to decompress and it'd be nice for people of all walks of life to enjoy a relaxing place that is accesible. Miami Dade parks have a history of making parks not dog-friendly which limits a lot of people from enjoying what their tax dollars pay for and having to travel far from their neighborhoods. I'm not in favor or opposed to a "dog park" but rather an approved off-leash area and the rest of the park being (leashed) dog friendly access.	5/11/2022 2:15 PM
3	Family spaces are in danger of extinction, if we want a secure comunity build a place for them, a place where all the family can enjoy and feel secure without a toxic environment	4/27/2022 10:28 PM
4	We are a family friendly town. Let's make this space where kids and adults can enjoy. A splash pad area and a place for live music with tables and chairs and food vendors.	3/26/2022 3:09 PM
5	How is their project paid for?	3/20/2022 11:29 PM
6	I would like the park component to include a tennis court.	3/19/2022 4:41 AM
7	When would the GO Bond expire? As a new homeowner (2021), I would be paying much more than my neighbors who have been here for years.	3/17/2022 8:43 PM
8	Open spaces, nice trees and landscaping. No sports or family friendly rap. A grown up park and environments. No screaming kids please!!!	3/15/2022 3:31 PM
9	I think 37 million dollars is way way too much money for a park and municipal building. We already have skyrocketing inflation, including horrible gas and food prices at this time. This is not the right time to incur so much debt. It's easy to overspend when residents are paying.	3/14/2022 5:36 PM
10	Free Electric Car charging stations.	3/14/2022 10:01 AM
11	My biggest concern is that this will turn into 15.9 acres of building and parking lot for the town hall and municipal facilities and just a sliver of green as a park. Since 2018 ya'll have put together concept plans, which are great, but there's no guarantee on how the split between the three different uses will happen. I would vote yes in a heartbeat if there was language guaranteeing that this would be majority park space and not just a scam to get a nicer town hall.	3/13/2022 5:37 PM
12	I visit the area monthly and would love there to be a paved nature walk and preserve area that has benches with shade. Please keep in mind disability accommodations beyond just wheelchair access!	3/13/2022 4:25 PM
13	I would like to see this project with well though parking spaces and multiple entrances,	3/13/2022 11:28 AM
14	The community need a space to practice exercise, relax and socialize with neighbors. Trees and landscaping is important for a good and healthier environment. please do this project ASAP we need it .	3/12/2022 10:47 AM
15	Please keep the kids in mind .Either a skating ring,bowling place or splash area similar to the one on the Zoo .An amphitheater?! don't know how many people would be interested in giving a concert In Cutler Bay ...	3/9/2022 9:39 PM

16	Please maintain as much green/lanscape (native plants) as posible in this project.	3/6/2022 4:59 PM
17	Family friendly with a park that caters to all ages for children and a fence around the playground so the children can run freely.	3/6/2022 9:56 AM
18	The cost will go down if do not add municipal building. Keep trails shade comfort facilities. Maybe outdoor film capacity	3/6/2022 7:22 AM
19	There a no basketball courts within the area (excluding schools). Just one court would be enough. I find myself having to drive to Eureka,Princeton, or Palmetto Bay park to play basketball since there is not any in the area. Thanks	3/6/2022 6:49 AM
20	No cars only golf carts	3/5/2022 10:39 AM
21	Is there goin to be a jail? I have heard rumors that there will be a jail.	3/4/2022 7:03 PM
22	What is the plan for increased traffic? I cannot vote for a new municipal building which would create too much traffic. I would be in favor of the park and community center. There should have been additional voting options	3/4/2022 4:01 PM
23	Place that is kid family friendly! Lot of greenery out door feeling! Want cutler bay be a fun place to be with things to do and quality places to visit.	3/4/2022 1:57 PM
24	On 16 acres, it would be nice to have a section fenced off from the public so that we could bring our dogs. In doing so, I think it might be a mutual attraction for all.	3/4/2022 12:29 PM
25	A dog park would be great!!!	3/4/2022 12:25 PM
26	Would love some of the space and features of Coral Reef Park, large trees for shady picnics, farmers markets, large playground that caters to various ages, and a walking/biking path. Exercise equipment is a waste of money as I see 1/1000 use them. Coral Reef also lacks parking which makes it a hazard and deterrent.	3/4/2022 11:19 AM
27	Cutler Bay is very dated the electric infrastructure is poor, the street lighting is poor, leading to crime hubs perhaps you could spend some money updating the electric grid before building a park	3/4/2022 10:01 AM
28	Have recycling bins as well as regular trash receptacles . Dog waste bag stations.	3/3/2022 4:31 PM
29	Other cities make open spaces and parks a priority. We need more spaces like this in Cutler Bay	2/26/2022 12:07 PM
30	don't do it	2/25/2022 3:24 PM
31	I would keep any building development LOW. I work in Coconut Grove and the tall bldgs. close together now block the air off the Bay, plus sun. I also do not think the water features, except possibly a small waterfall by the public bldgs. are necessary. Most homes have a pool and we are after all in S. FL, where there is water all around us anyway. I would think there would be liability and insurance issues anyway.	2/24/2022 12:00 PM
32	What a waste of money. It's an insult to homeowners and taxpayers. Govt telling the People what they need instead. Which politician gets a cut?	2/23/2022 3:22 PM
33	my family and i live in the neighborhood right across from the field. i think our biggest concern would be how the traffic flow may change due to new project that's being planned. if this goes through, i think it'd be really important to focus on how we can manage and maintain a safe and better traffic flow after all the new traffic we may receive once the project is completed.	2/23/2022 2:20 PM
34	Main concern would be how traffic and parking would affect the houses that are closer to the park. Will there be spacious parking area inside the park?	2/22/2022 4:31 PM
35	I would like to open the 212 st directly to Old Cutler Rd and not have to make a left onto 97 ave to take 216 st	2/22/2022 3:49 PM
36	I would like to know, who will be responsible for maintenance. We currently have a big trash/debris issue in Cutler Bay. The trash is everywhere. Terrible	2/21/2022 2:07 PM
37	The community needs to feel safe while being there. ie Our cars will not be broken into, we will not be assaulted, etc.	2/21/2022 1:09 PM
38	This project should be given to a private company or private developer, and not on tax payers	2/21/2022 11:17 AM



money. This is not beneficial to our community. We have near by parks and community centers in the South Dade area that Cutler Bay residence can use. There is a cultural center that we can use also. Farmers markets are 15 min south, in Homestead. Everything in question 2 is already here. Why more of what we have and why on tax payers money? Who is pushing this agenda? Our government has no hard or real use for this land and should put the money in improving the overly congested streets in Curler Bay AND DONT LET ME START ON THE FLOODING ROADS! Put tax payers money where it should be, in the maintaining and improving on the existing and NOT adding to the already high tax prices we are paying. I will vote against this project.

39	I looked at the models and received a briefing at Chili-day in Cutler-Bay event. I was informed that site elevation was going to be 8 feet. It should be 10 feet to ensure no future flooding. All buildings must meet standards for hurricane shelters. Add infrastructure in community space to allow dual use as a hurricane shelter. It will be limited space of course, so consider the use for a special needs shelter only. In order to save expensive interior space the county uses an open plan (cubicles) for most office spaces. If you are planning a lot of enclosed offices, then you are wasting public funds. Ensure AC system is set up for HEPA filters. Ensure the garage is prewired for electric vehicle connections. Consider a seperate small building for community crafts that require on-site equipment storage i.e. Ceramic/woodturning/painting/printmaking/carving/mixed media/metals/jewelry/gardening, etc. etc. Not just rooms-for-rent with stack chairs and folding tables! Have some vision! This building can be attached to the remote building you will need for all the equipment needed to support the landscaping maintenance required, and you don't want all that messy stuff attached to city hall or community center bldg.	2/20/2022 7:56 PM
40	Why doesn't the city leave all of the government facilities where they currently are and save the money and space ? How about redoing the offices and facilities currently in use.	2/20/2022 9:35 AM
41	Safety enforcement must be a constant thought. The interactive water feature should come from the bottom upward like the one at the Detroit Riverwalk, the best one I've ever seen and I've lived in NY, MI, and now here in Cutler Bay. People enjoy it so much and spend at least an hour there cooling off!	2/19/2022 5:48 PM
42	I do not like having to drive over 5 miles to the closest dog park. If not included I will not support.	2/19/2022 5:16 PM
43	Will there be enough features for mobility impaired persons to enjoy?	2/18/2022 12:10 PM
44	architecture is KEY to the success of this community and project. must be an eye catcher, unique Dubai/Qatar/singapore style unique structures that made those cities famous today, down to the details of each light fixture. elements of concrete, grass, water, running paths. it MUST be Cutler Bays crown jewel, if not it makes no sense. Go all in or nothing at all. GREEN, SOLAR, RECYCLE architecture that will be relevant decades from today. how may I take part of this project? best regards, John ph: 786-444-9579 email: Macagno@live.com	2/18/2022 11:28 AM
45	Please make sure that a QUALITY DOG PARK is included	2/18/2022 9:54 AM
46	I have been a resident of Cutler Ridge/Bay since 2004 and I believe this is the BEST way to continue to beautify our neighborhood. You guys are doing this right and I appreciate all of your efforts. Sincerely, Grant Musser	2/18/2022 6:37 AM
47	I am concerned that there are no decent hotels in this area.	2/17/2022 4:29 PM
48	We need more good restaurants and Starbucks store at cutler bay.	2/17/2022 2:23 PM
49	Please think outside the box and bring something unique to cutler bay. This is a great opportunity for us to be a destination and bring money to our local businesses.	2/17/2022 10:39 AM
50	I am hoping if this gets passed that our representatives will make "green space" top on the list of priorities for this parcel of land. Please don't let us down...sincerely a long time resident of our beautiful city of Cutler Bay :)	2/17/2022 10:25 AM
51	Great job so far- keep it up! We'd also be interested to know what is going on the surrounding land (Publix development) and the additional green space next to it. I think this would benefit residents because it will help make more informed choices on what would best fit into Legacy Park.	2/16/2022 9:25 PM
52	It would be great to have this as a park- trails, walking paths, a lake or streams. Keep the development footprint low. Also, ALL residents should have the same tax increase-- MANY	2/16/2022 9:40 AM

homes in the town have a city taxable value of OVER \$300,000-- the \$138,577 taxable value used as an example, equating an average \$89.00 tax increase does not seem accurate for many residents.

53	Make it hospitable to black people, make the water fountains cold	2/15/2022 9:36 PM
54	Dog park!!	2/15/2022 8:15 PM
55	I believe golf cart parking is a must.	2/15/2022 3:45 PM
56	I think this is such an important project. Other towns have gotten it wrong. One example would be Sunset Place. I think you are going about it the right way by receiving community input. This is something that the city of South Miami got wrong. I feel it is of supreme importance to hire architects, landscape architects and urban planners to get this right. We need to get a good understanding of what elements would make this space beautiful and successful. This project could either vastly enhance Ans improve our town, or ruin it. I think a good concept is to expand on the idea of the town square. Would it be possible to do a bid with many different design firms , some with a modern concept, and others with a more traditional concept. I am a designer and can already think of so many ways in which it could me so interesting and beautiful.	2/10/2022 4:14 PM
57	As a close neighbor of the 16 acres, our family is concerned by including a concert stage to the complex as it would hinder the tranquillity the Lakes by the Bay community enjoys and want to preserve.	1/30/2022 11:23 AM
58	Cutlerbay has numerous parks all within close vicinity, what they don't have in cutlerbay is a dog park, food vendors, or centralized place for events like the ones the town has been hosting. It would be nice to have especially the dog park since the nearest one is in located along 168 and us1 in Palmetto Bay. I recommend doing the dog park on the edges of the 16 acres of land so to give proper space for people who might not be comfortable dogs. I think the food vendors as well as area for cutlerbay events should be located in the center of the complex to bring out that community aspect that the mayor has been discussing. The other outdoor activities such as parks, bike and hike trails could be spread out along the parcel of land.	1/29/2022 6:04 PM
59	Just do it the project more voting, but do it The community need something like that.	1/14/2022 7:50 AM
60	Traffic is a nightmare in Cutler Bay and can't wait to get out of this area filled with people trying to make it Coral Gables wanna bees.	1/7/2022 3:51 PM
61	I love that Cutler Bay is committed to providing Family Friendly activities and to green spaces. NO MORE BUILDING PLEASE!!!!	1/7/2022 3:45 PM
62	We need more restaurants	1/3/2022 4:11 PM
63	I would like the 16 acres to remain mainly and mostly a park. I would like the town municipal offices and administrative spaces to remain in the leased spaces as currently occurring. Furthermore, I would like the cost of the development of the site to remain as low as possible (\$5M or less). We, the residents of Cutler Bay, deserve a central park without much development at the heart of our Town similar to what many other towns and cities around us and around the country have established.	12/30/2021 10:14 PM
64	Make it pretty during the night. With lights and welcome environment to be able to maybe sit and have an ice cream in seating area under some Bistro lights	12/30/2021 7:41 PM
65	N/a	12/30/2021 4:21 PM
66	It would be a disservice to the community to not have this space be eco-friendly, since we are building it new in 2022+	12/29/2021 11:25 AM
67	No	12/22/2021 3:46 PM
68	Safety. Please have plenty of cutler bay police. Keep it family friendly	12/22/2021 3:41 PM
69	Keeping grounds clean and sanitized.	12/21/2021 4:12 PM
70	Thank you all for your hard work and making the effort to give residents facilities that they actually want!	12/20/2021 6:23 AM
71	Please do not do something with ultra modern Architecture or design. Please keep the charm	12/19/2021 11:15 PM

that Cutlerbay has.

72	Lets not go overboard with the amenities. Keep the cost down. Let's be realistic. Our residents will most likely not use this space as much as they should. It'll be a waste of money in my opinion. Let's keep to small office building with tons of passive open green spaces. We can have farmers markets, host community events all in low maintenance green spaces. I do not want more taxation. The Town hall should be small and efficient. Not a luxurious office building. Keep the cost down. Landscaping goes along way.	12/19/2021 3:16 PM
73	A place like Kennedy park but with food vendors and activities for the kids. Miami lacks splash pads and the ones that exist nearby aren't the best and are inside the zoo or pinecrest gardens. We need something local where residents can go free of charge and enjoy food and perhaps live music while kids play.	12/19/2021 9:25 AM
74	Cost	12/18/2021 7:02 PM
75	Please do not build anymore houses, apartments or condo/townhouses.....!	12/17/2021 5:48 PM
76	It will be of a waste if the development falls into a site that becomes a risk or danger to go there. It has great potential and if developed ~ safety and security should be paramount. Consider fencing and staffed gated entry for assurance it wont be lost the those of bad ways to take over and drive good people away.	12/17/2021 3:34 PM
77	I wish they would put in a bandstand, so music can be played. Restaurants around it so you could get a drink and eat and enjoy it. Lots of parking.	12/16/2021 6:11 PM
78	We need mom and pop restaurants. Quality places to have family meals. Dessert places too. Outdoor seating with beautiful landscaping like Cauley square	12/16/2021 4:57 PM
79	keep it well lit and good parking for police officers so the undesirables don't come to mess it up.	12/16/2021 3:39 PM
80	Would like to see farmers market with kiosk structures similar to ones found in hallways of shopping malls instead of cheap tents.	12/16/2021 11:41 AM
81	I saw the proposals at the Town 16th birthday celebration, and they all had WAY too much pavement and little green space. Tree canopies are important to make any space comfortable (and lowering AC costs in buildings...etc etc etc.)	12/16/2021 9:36 AM
82	No dog park. Residents do not clean up after them.	12/16/2021 8:31 AM
83	My main concern is the traffic flow in an already congested area. Secondly, I'm concerned about the level of noise for the households nearby, as well as using those properties to park because of a lack of parking space.	12/16/2021 8:24 AM
84	With the real estate market as it has been since 2020 and turnover of homes giving the city new tax income from the higher value/reassessments, why the need for this amount of money in a bond?	12/16/2021 6:54 AM
85	Is there a short background about when the discussion was had and the public input was solicited to confirm CB should buy land for park or other use?	12/16/2021 6:53 AM
86	No more apartment complex please!!!!	12/15/2021 10:50 PM
87	No concerns. It would be good to make it a gathering place but relaxing. A place to go and sit and read or go watch a show or even watch the kids play	12/14/2021 11:04 AM
88	When will this project be complete?	12/13/2021 7:32 PM
89	What will be our tax burden?	12/10/2021 2:26 PM
90	No after hours sports or places that will bring additional drug deals to the area or fights and gun fire. We have a very high crime area next door, so a basketball court will only attract these kinds of events/people. We do not need any place for concerts as we already have the amphitheater next to the police station on 211. We already have a walking/skating/jogging/biking and exercise park on 216 in lakes by the bay and an additional playground and park/field behind whigham elementary. There are homes near and behind the projected area, so the area should be kept quiet. No parties should be held with music either. Whatever is done, just make sure there are a plethora of garbage & recycling cans!	12/8/2021 7:36 PM
91	I would like to see low cost art classes, dance classes, tai chi and/or yoga, for all ages and at	12/8/2021 7:10 PM

accessible times (not just weekday mornings). Outdoors should be lush and natural and a place to interact with nature and people. A little art (local artists) would be nice.

92	I would rather see a vacant lot than another concrete bldg taking over every inch of land!	12/5/2021 7:00 AM
93	A wide sidewalk surrounding the park would be nice.	12/4/2021 11:30 AM
94	Please place an approximate cost for each item proposed so we can make an informed choice.	12/3/2021 9:57 PM
95	Hopefully this project will get started soon. Looking forward to it's use.	12/3/2021 11:50 AM
96	Think 37 million is a lot of money. I am a senior, I cannot afford 37 million bonds payable by bonds	12/3/2021 10:28 AM
97	A location where there is space to walk and enjoy with some local commerce.	11/29/2021 12:53 PM
98	Covered hockey rink	11/20/2021 11:26 PM
99	An ice hockey rink would grow the sport and would allow the towns children to play a sport they love.	11/20/2021 9:15 AM
100	A dog park with separate areas for big and little dogs.	11/19/2021 2:50 PM
101	Hockey rink	11/19/2021 1:37 PM
102	Please help the hockey community with a new court and a roof over it from tbe elements	11/18/2021 8:29 PM
103	Would love to see a roller hockey rink. Great family fun and get together. Athletic and healthy!	11/18/2021 8:11 PM
104	Love this town and the efforts it is making to make it even greater than what it is. Would love to see this be a gathering spot for the entire community for seasonal festivals and events and a safe place for stay at home moms to spend time during the day with their children.	11/18/2021 6:54 PM
105	Making a park for the cutler bay community kids would be best!	11/18/2021 4:10 PM
106	Would be nice to see native plants used (wildflower patches) in landscaping, to support native birds, bees and butterfly habitats	11/18/2021 11:18 AM
107	Definitely basketball court none of the parks have it and it's good for the kids to play and meet	11/18/2021 11:10 AM
108	When's the park expected to be completed? Will those 16 acres remain a park indefinitely or will it be SOLD to the highest bidder for multi-unit construction of homes/Apt?!! We moved to Cutler Bay for the "small town" feeling, family friendly neighborhood and less crowded than other Miami towns.... Please keep it that way!! :)	11/18/2021 10:56 AM
109	A covered roller hockey rink would be an amazing addition to a park the closest one we have now is on the west coast of Florida or all the way in Stuart	11/17/2021 9:16 PM
110	Please put a skatepark	11/16/2021 11:58 PM
111	A skate park would be awesome for the community	11/16/2021 10:21 PM
112	I think adding a pump track to this area as well as a skatepark would really bring the community together because the closest one is in haulover and it's always really popular during all times of the day.	11/16/2021 7:20 PM
113	PLEASE PUT A SKATEPARK IN	11/16/2021 4:02 PM
114	Cutler bay needs a dog park !!!	11/16/2021 1:42 PM
115	Unrelated but we need a Costco in Cutler Bay!	11/16/2021 12:00 PM
116	Would love a local coffee shop	11/16/2021 11:52 AM
117	The town needs something new preferably for the kids who are always out riding bikes and skateboards. A skatepark would really make a big impact on the kids and give them something to do without the dangers of having to go all the way to Palmetto Bay skate park	11/16/2021 10:57 AM
118	A skatepark would be an amazing way to bring children and adults to the park. It'll bring community amongst the residences.	11/16/2021 10:18 AM
119	Skatepark please (:	11/16/2021 8:35 AM

120	Yes build a skate park	11/16/2021 7:40 AM
121	Make a skatepark with a dugout area for people to sit at	11/16/2021 7:36 AM
122	The skatepark would be ideal, a nice spacious layout unlike other skate parks around Miami that have poor layouts and are fenced in.	11/16/2021 7:21 AM
123	Please make a skatepark!	11/16/2021 7:01 AM
124	Plz put a skatepark I'm tired of driving to Miami or homestead to skate	11/16/2021 12:53 AM
125	I want a skate park that isn't 15 minutes away from my house at the least	11/16/2021 12:30 AM
126	we	11/15/2021 9:40 PM
127	Build a high quality skatepark! Not one of the run-of-the-mill ones they have in Kendall, Homestead, and Palmetto Bay. If the funds are available something like lot 11 would be amazing for the community	11/15/2021 9:34 PM
128	Build A Skate Park	11/15/2021 9:21 PM
129	Skatepark please!!!	11/15/2021 9:05 PM
130	Safe and dog friendly	11/15/2021 8:45 PM
131	Make the park 24 hours	11/15/2021 8:44 PM
132	build skate park make many cutler bay residents happy, that way we can skate and have fun and don't have to drive to a skatepark 30 minutes away or skate on the streets.	11/15/2021 8:34 PM
133	Should definitely have a skatepark	11/15/2021 8:20 PM
134	I propose that you guys build a multi-function skatepark and green space, it could be a skate park surrounded by greenery and gardening land, i think it would benefit the community. There are a lot of street kids who wander the streets in cutler bay causing may ham on their bikes doing wheelies in oncoming traffic and a skatepark would be a perfect outlet for them and get them off the streets, from personal experience the streets of cutler bay are pretty bad for skateboarding and we are in need of a skatepark. I think it's something our community is missing, a huge skatepark opened up in downtown another one is about to open up in Miami shores and another one is on the way in coral gables. I think a nicely designed skatepark that has a nice green space and shade would attract many kids and families to go on the weekends. The skatepark opening up in Miami shores is using empty storage containers to create a multifunction facility that will host budding restaurants, pop up vendors and even art galleries, you can look them up to get an idea of what could be possible with the skatepark, they are called skatebird on Instagram and they also have a website. The skatepark area could also be used to host food trucks on specific nights. I would be honored to be apart of the design/development of the park, and I also know a few people who design skateparks for a living so I can put you in contact with them as well. You can reach me at 7865270493 or email at alephr.inc@gmail.com	11/15/2021 7:54 PM
135	please build a skatepark	11/15/2021 7:51 PM
136	A skatepark would be a lot of fun	11/15/2021 7:32 PM
137	Please be as environmentally friendly as possible! This land is currently covered in greenery-the way it should be. Please don't turn this into another cemented area- we desperately need Florida's nature and this is the perfect opportunity to think smart.	11/15/2021 7:24 PM
138	a skate park would be a great addition to the community. it's a fun and engaging sport and anyone can get into it.	11/15/2021 7:16 PM
139	Park like Coral Reef with community programs, tennis and soccer for kids, (baseball field on Frango so no need here), big shady trees, pavilions to have picnics or birthday gatherings, covered playground, trails to walk and kids can scooter or bike on would be amazing. No skate or music/art venues. They don't do well in our area and installations are costly and not used.	11/15/2021 6:26 PM
140	Would love to see a community pool with slides and interactive water features much like Miami Springs neighborhood.	11/15/2021 2:47 PM
141	Please keep it green. Let's keep the "small town" feel in the midst of the over building.	11/15/2021 9:43 AM

142	The features that are most important to me are a skate park and/or a basketball court. These are both spaces that are absent from our town yet were previously promised. They can also be enjoyed by all age groups and we need more spaces and activities to keep teenagers busy. I feel that native landscaping would also be a necessary addition to this project in order to keep Cutler Bay green.	11/14/2021 4:40 PM
143	We need a place to hang out that is not commercial. To people watch, read, take a stroll.	11/14/2021 8:43 AM
144	I would love to see like a few picnic tables with maybe some pavilions to have parties a softball field soccer field.	11/13/2021 8:43 PM
145	We don't need another park for kids they have the huge park on 87th Ave. make this a safe place for retirement age people.	11/13/2021 4:45 AM
146	Hope to God there is no more retail that's all I have to say!	11/12/2021 12:00 PM
147	We don't need anymore baseball fields. We should have something that is useful to everyone, not just a few	11/11/2021 10:49 PM
148	Green space throughout the park. Should have unique food vendors and artistic/boutique shops. ABSOLUTELY Avoid appearance of strip mall design :)	11/11/2021 7:00 PM
149	Since incorporation we have envisioned a manned multi purpose building for children and seniors	11/11/2021 5:28 PM
150	Native trees with plenty of shade.	11/11/2021 2:40 AM
151	I'd like to see something here that we don't already have. I feel like we already have a place for a park, movie nights in the park, outdoor fitness, grounds for sports and etc. It would be nice to have some lovely gardens, what Cutler Bay is cherished for (green space) and other unique things like a skate park, or something we don't already have in Cutler Bay. A skating rink (indoor/outdoor) would be really cool, volleyball nets just anything we don't already have in order to increase the amenities offered to residents and visitors of Cutler Bay.	11/10/2021 9:48 PM
152	N	11/10/2021 8:30 PM
153	Build Green.	11/10/2021 4:40 PM
154	A passive park with a minimum of infrastructure and lots of trees and bushes.	11/10/2021 3:17 PM
155	No	11/10/2021 11:22 AM
156	No	11/9/2021 4:03 PM
157	Please continue to plant lots of native trees, shrubs and flowers and use solar when possible.	11/7/2021 8:55 PM
158	This is a much needed project for our town, nice area with multiple restaurants would be great	11/7/2021 11:43 AM
159	Please make this our Central Park. Visually and physically interesting landscape architecture. Hills and berms with water features and lots of shade. We have enough sports parks. No more needed. This is a legacy opportunity. Thank you. Ralph Geronimo	11/6/2021 12:14 PM
160	Pickle ball courts would be a great draw for the community.	11/5/2021 8:42 PM
161	Pickleball courts!! Need for all residents	11/5/2021 5:16 PM
162	I am very concerned that the Town will borrow heavily for this project. We really should not go into debt for this. I oppose issuing bonds.	11/3/2021 4:38 PM
163	Will some special events be held indoors? Will there be paved walking paths? Some of us are disabled and need smooth footing and shelter from rain and seats.	11/3/2021 2:54 PM
164	Keep it green!!! No more buildings... create a space for families to connect with nature and maybe food. Like a farmer's market on Sundays and a park the rest of the days	11/2/2021 11:03 PM
165	Ideally, I would love to see Florida wildflowers, butterfly plants, variety of palm tree and cycad species like MBC, Fairchild or UM (ex-situ conservation with labels) and tillandsia/orchids in trees. Would love to see historical timeline and photos of the town within the buildings. Conservation awareness and giant limestone rocks and pines like Deering. Water bottle refill stations. Safety walking or biking across Old Cutler from the neighborhood. Charging stations for phones and golf carts. Space to picnic and relax with the family under the shade.	11/2/2021 9:28 PM

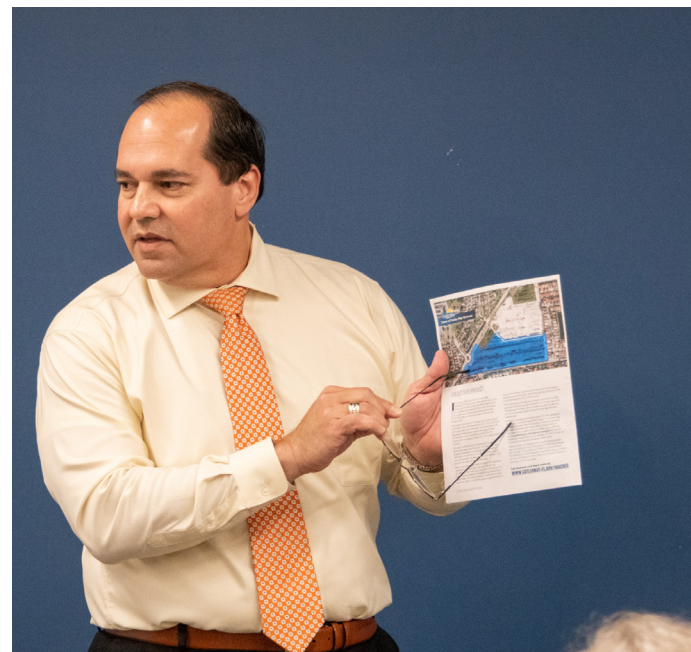
166	Will there be consideration given to restaurant options for the surrounding area? Also, I hear that the current Publix in the Town Center will be replaced with a Sedanos. Is this correct? If so, can the City of Cutler Bay consider bringing in a Trader Joe's or Whole Foods? Studies have shown that both stores help increase the property values of surrounding neighborhoods. If we want to rise to the same standards as the cities of Pinecrest and Palmetto Bay, I suggest the city of Cutler Bay consider something more upscale. Southland Mall also needs to be reinvented. I love its convenience, but the shopping experience compared to the Falls or Dadeland falls short. There is so much potential there. It's a shame. I have lived and worked in CB for over 21 years, and I wouldn't live anywhere else. I just would love to see our city viewed like Palmetto Bay.	11/2/2021 6:37 PM
167	Looking forward to this new place to enjoy our Town! :)	11/2/2021 6:26 PM
168	Keep it green!	11/2/2021 9:22 AM
169	No	11/2/2021 12:28 AM
170	Ensure the park isn't damage by irresponsible people by bring their pets and leave waste behind. Unless you place a small area for pets only and have everyone clean after them selves. Still have neighbors walk their pets and leave waste on peoples properties. Something must be done. Other than that, I love cutler Bay.	10/31/2021 6:29 PM
171	Safety. Safety. Safety.	10/31/2021 9:36 AM
172	Make it eco-friendly If there is going to be restaurants or food trucks have healthy options	10/30/2021 1:20 PM
173	I like the idea of having this be a place where family's can gather in our town, not just another business plaza.	10/30/2021 12:10 PM
174	Please do not build anymore residential living. It will not help with traffic nor population control in the area.	10/30/2021 12:08 AM
175	We need more restaurants and less phone carriers or nail salons	10/29/2021 10:20 PM
176	It should be accessible for everyone.	10/29/2021 11:48 AM
177	Only concern would be the traffic influx on Old Cutler and Marlin unfortunately.	10/29/2021 10:19 AM
178	I would love to see a great family area where you can have some great events	10/29/2021 9:47 AM
179	As a neighbor of this new facility, I hope that whatever is decided that it be a family friendly environment and green space. No basketball courts or skate parks please.	10/29/2021 9:46 AM
180	Can't wait	10/29/2021 9:08 AM
181	Please keep plenty of green space with lots of trees.	10/29/2021 9:01 AM
182	Will they have security presence?	10/29/2021 8:17 AM
183	We have plenty of green open spaces. We need stores, restaurants, coffee shops combined with outdoor options.	10/29/2021 8:10 AM
184	Please preserve nature in the space!	10/28/2021 6:10 PM
185	Please make this thinking of ALL residents, not just families but older adults too. We need safe outdoor spaces for youth and the elderly.	10/28/2021 10:02 AM
186	Just like the rest of the town, i would love to have the park fool of trees and green areas. It is ver important	10/28/2021 9:22 AM
187	Having a place to go and work out around the park as well as be able to take my daughter on the weekdays or weekends to play at the park would be nice.	10/27/2021 9:42 PM
188	Please stay away from Palm trees that provide little to no shade. This is South Florida, it is hot, we need lush trees that offer shade and make the area appealing.	10/27/2021 11:54 AM
189	green open space	10/27/2021 11:12 AM
190	I was truly hoping to see something done similar to downtown Doral. With like a boulevard full of restaurants and places to meet with family and friends. There's not really anywhere in Cutler Bay that offers that. We also don't have many restaurants in the area.	10/27/2021 10:45 AM

191	Was not able to open page describing the project, I will send comments and/or questions later	10/27/2021 10:27 AM
192	(Emphasizing) No dog parks pet owners are not consist with clean up and no basket ball courts.	10/27/2021 10:18 AM
193	Please make the area golfcart friendly.	10/27/2021 10:06 AM
194	Cutler Bay needs to elevate its identity through the use of art, dining, culture, etc. We have so many parks and lakes- but what we lack is a refined space for dining, shopping, lounging, art, music, etc. We need to add some sophistication to our spaces. Plenty of people moved here within the last few years from Pinecrest, Killian, the Gables, and the Grove- my family included. We miss the assortment of restaurants and nice places to shop and enjoy leisure time with family. There are new families moving to the area that miss the amenities that other communities offered. We don't have to lose the identity established here- but we should refine it. Cutler bay doesn't have the best reputation because of its lackluster shopping centers, it's proximity to other less desirable neighborhoods, and the plethora of fast food restaurants, dying flea market, dying mall, etc. A lot of us have paid almost 1 million dollars for our homes and we expect a community that warrants the investment we've made. There is a charm to the area that we've grown to love and we are hopeful that little by little the area will become a space for everyone to be proud of.	10/27/2021 9:52 AM
195	No	10/27/2021 8:35 AM
196	A dog park is essential!	10/27/2021 8:20 AM
197	Would love for there to be a calming element. Also make it child friendly.	10/27/2021 7:20 AM
198	Would like a safe place to walk among nature.	10/27/2021 5:55 AM
199	Good luck with this project, cannot wait to see what you all put together!	10/27/2021 5:26 AM
200	Traffic concerns I live a few blocks away and the Publix alone will bring more traffic.	10/27/2021 12:04 AM
201	Please don't just have green areas. Have fountains, statues, and walking areas. Something for the ages. Think of central park in NYC or millennium park in Chicago. Not tropical park.	10/26/2021 10:04 PM
202	This space should have intentional security measures to keep it a family friendly welcoming space.	10/26/2021 9:45 PM
203	We need to keep our greenery and parks.	10/26/2021 9:34 PM
204	Native landscaping	10/26/2021 9:05 PM
205	I would love to see a city place with movie theatres, restaurants a place to have dinner drinks etc	10/26/2021 8:44 PM
206	I would love a town square... with cafes, restaurants and businesses	10/26/2021 8:00 PM
207	All the options are great. Also I like the idea of A few more baseball diamonds. This would be nice to supplement the 4 franjo fields. So we don't have to drive to Kendall for little league games anymore.	10/26/2021 7:52 PM
208	Cutler Bay needs a heart, where the community can come together. This is where I envision that heart will be.	10/26/2021 7:42 PM
209	I want to be a regular to a restaurant or recreational place ( I.e bowling, arcade, outdoor movie theater, etc)	10/26/2021 7:27 PM
210	A focus on food vendors and entertainment with areas to hang out in would be a phenomenal means of bringing the community together	10/26/2021 7:21 PM
211	Trees and shade needed	10/26/2021 7:19 PM
212	The sustainability and upkeep of the area.	10/26/2021 7:19 PM
213	No skateboard park. That is no longer popular like it was 30 years ago.	10/26/2021 7:09 PM
214	Lights are important and safe environment	10/26/2021 6:59 PM
215	A water park would be a great idea as well	10/26/2021 6:58 PM
216	Although I checked in box above, I strongly suggest a dog park! Basketball courts would be	10/26/2021 6:56 PM



great as well as the residents of cutler bay don't have any available to them nearby

217	Please take into consideration that families live next to, in front of, behind, and across the street from this area. We don't want our security, sanity, and peace disturbed by individuals who do not respect where we live. This is our home area, we can't pick up our house and move. Most of us moved here because of the peace and tranquillity the area brought us. Please respect where we live.	10/26/2021 6:27 PM
218	Cost. We need to control the cost and all these extras would cost money. Just make it a town hall, community center and police station which could be smaller and leave the rest of the grounds as natural and native as one can but add some features that would allow for a farmers market and other features.	10/26/2021 6:20 PM
219	I'm just worried about excessive spending. I'm pretty much okay with all this as long as they put a basketball court with lights	10/26/2021 6:15 PM
220	Basketball court is a must	10/26/2021 6:15 PM
221	I would love to have a dog park near by.	10/26/2021 6:11 PM
222	Safety is a priority, lights	10/26/2021 6:10 PM
223	New pool would be a great addition	10/26/2021 6:09 PM
224	Please make sure the design and space reflects the blueprint of our town- traditional, organic, friendly, and diverse.	10/25/2021 10:47 PM
225	Definitely more fitness related options!	10/25/2021 6:26 PM

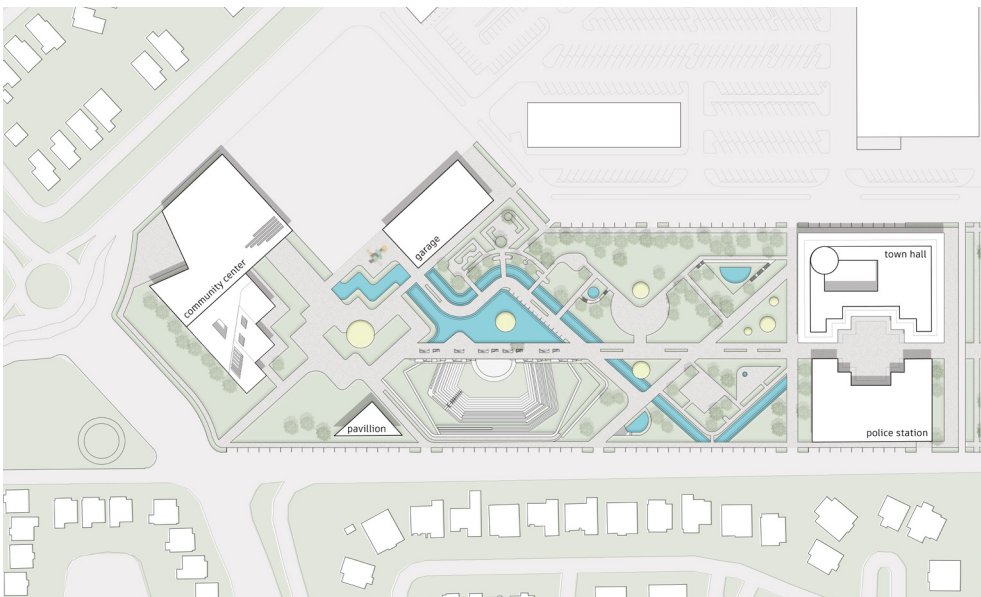


# CONCEPTUAL DESIGNS

To conceptualize the possibilities for this property and help visualize residents' ideas, the Town partnered with the University of Miami's School of Architecture and Valle Valle & Partners. In the next few pages, you will find nine preliminary conceptual designs for the 16 acres, as created by the students of UM's School of Architecture, led by professor Erick Valle.

All designs featured in this booklet are conceptual only and were presented to the public to stimulate ideas on what the site could become and to help increase awareness about the upcoming election. There was also a survey conducted in regard to these 9 project designs to gather feedback.





# PROJECT 1

The 16-acre site will be the main attraction of the community by its amphitheater, event spaces, water features, and parking. The site includes a community center, town hall, garage, and police station. Upon entry, visitors are met with a splash pad and shallow-water features, perfect for play. Opportunities for art commissions are provided. The amphitheater has a range of seating and green open space. It will also connect to the lake through a waterfall and will have a dual function as a storm-water garden. There are ample paths for walking and golf-carting.

Ashanni McClam

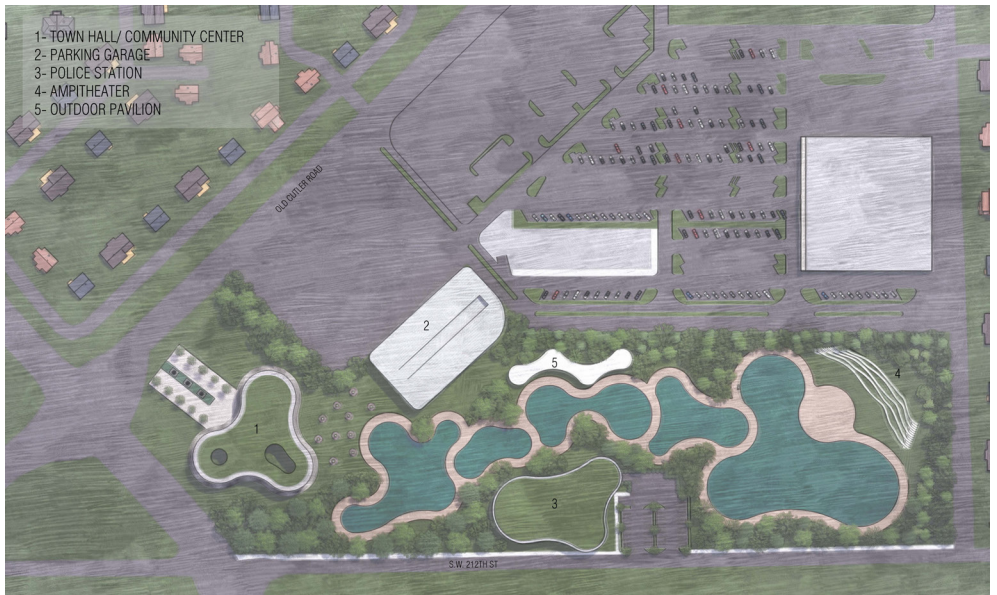




## PROJECT 2

The site uses the Everglades as inspiration. The community center and town hall have been combined and are located on Old Cutler Road. With Police station a few feet away, a “living room feeling” was created putting residents at ease. The centrally located site provides a fun and enticing space. A resiliency park with educational and recreational features was included. Multi-mode paths and a trail along the water are featured. The trail also serves as a space for golf cart parades. Singapore super trees and green roofs are iconic features.

Miranda Posey &  
Christelle Vincent



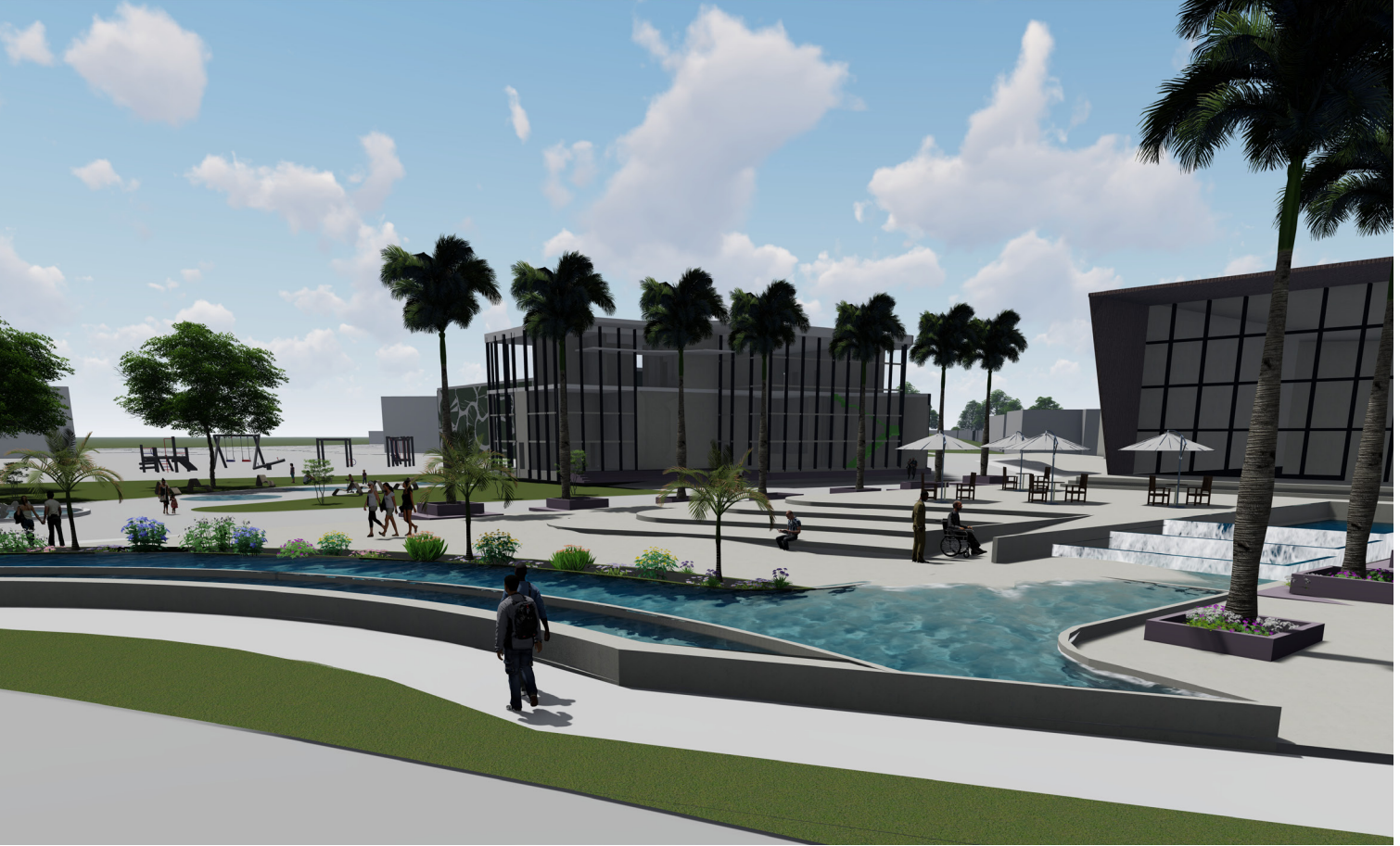


## PROJECT 3

Through the multiple Cutler Bay resident workshops held, the site has been designed to meet the desires of the community. The site uses roughly 4.5 acres for structures, leaving 11.5 acres for a park designed to provide residents an area to reconnect with nature. The park will include multiple pavilions, trees for shading, a lake, garden, and an outdoor amphitheater.

Heber Hernandez  
& Ian Ondek

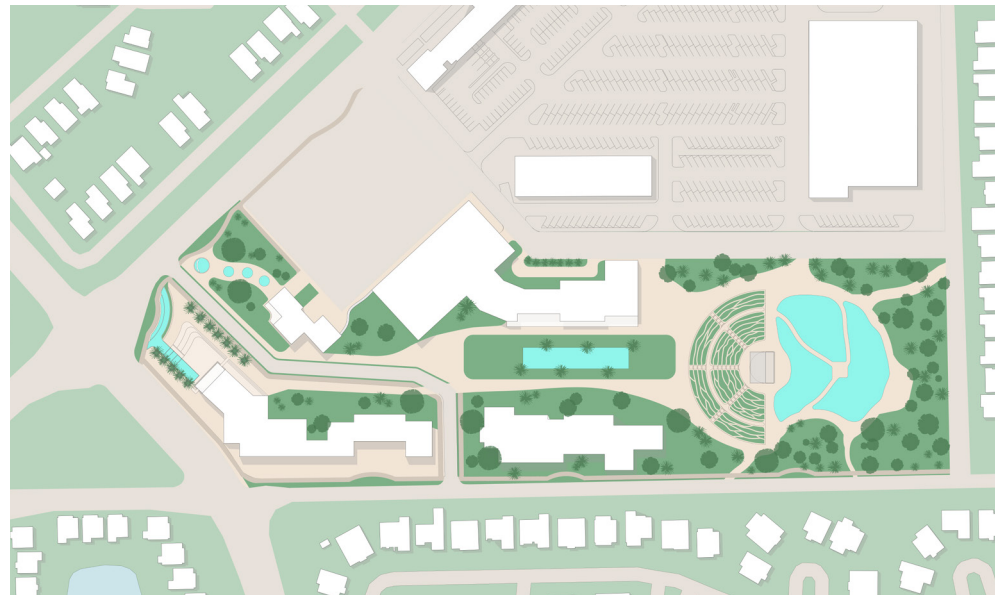




## PROJECT 4

As the site is on a brownfield, the buildings have been raised to provide a safer space during high flood levels. Part of the site will implement stormwater infiltration through the use of a aquicludes to properly drain water. Other environmental aspects include a recreation of the Florida pinelands and a demonstration garden that serves as a learning lab. The buildings have green roofs—some of them collect solar power. The site will house a town hall, police station, and a community center with amenities, offices, and health center.

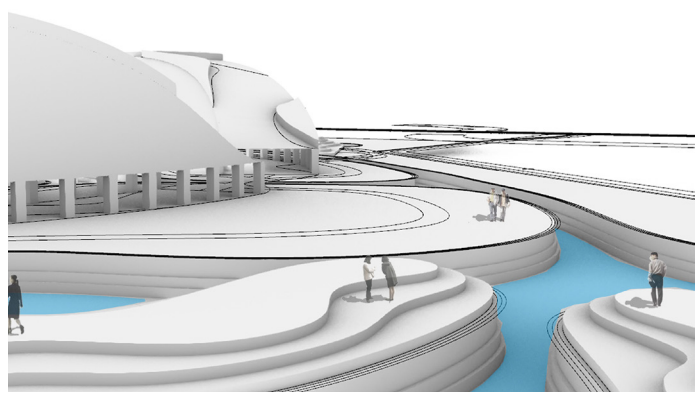
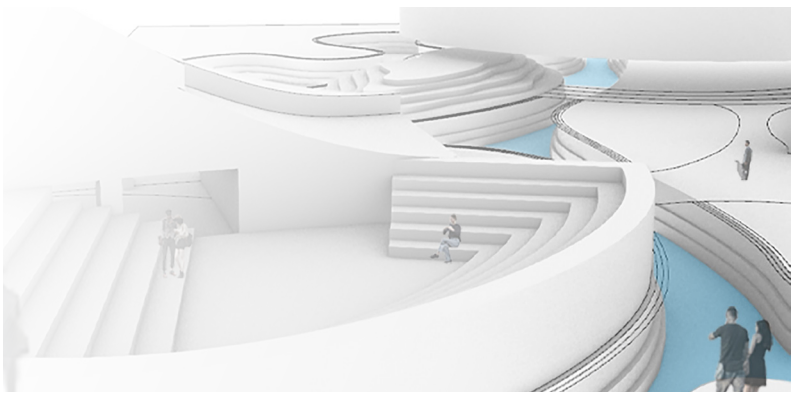
Sarah Ercia





## PROJECT 5

Han Wang





## PROJECT 6

The idea is to make this site the hub of the town—a destination point for everyone. The buildings are positioned in a way so the sun's path, providing light and heat, is balanced with shade from lots of native trees around the site. The site has water features and green spaces, as well as a dog park, a greenhouse, and a kids playground.

The site is raised 10 feet in order to account for the flooding requirements of the future. There's a main staircase located in front of a big 'Cutler Bay' sign indicating the entrance and 3 ramp access points situated through the site.

Anna Valdes & Julia Teig

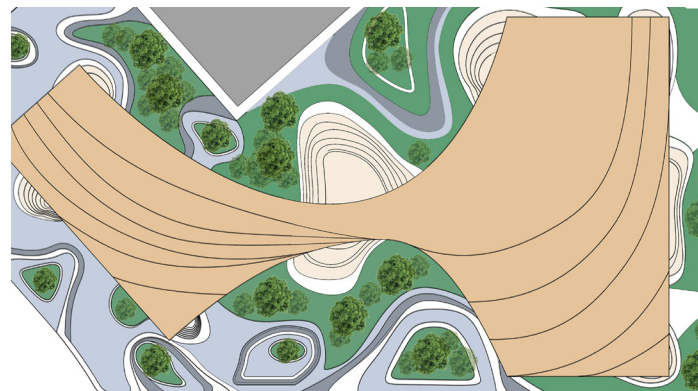
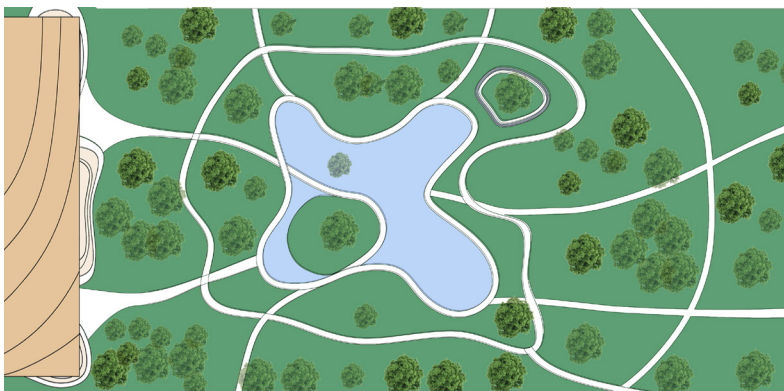


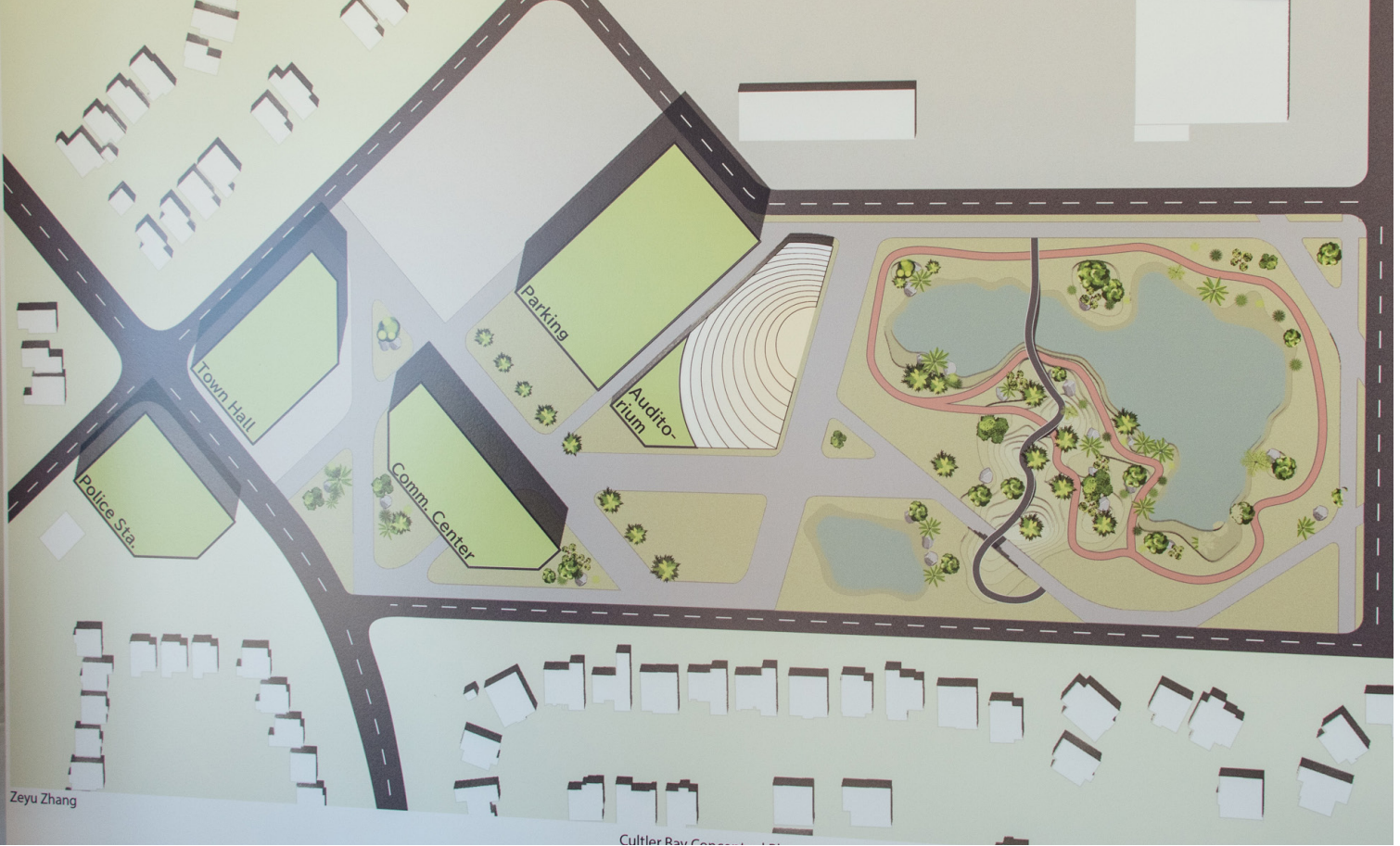




## PROJECT 7

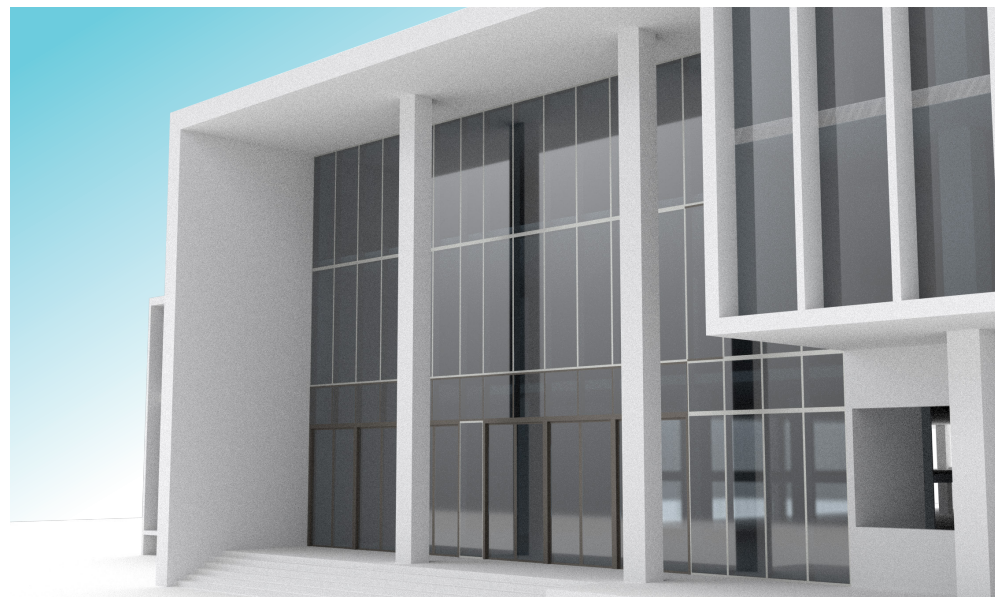
Chuchen Liu





# PROJECT 8

Zeyu Zhang





## PROJECT 9

The site will be the town hub, providing alluring views, natural greenspace, and multi-functional use features. The Community Center provides a large public square which can be seen from Old Cutler Road, the Town Hall will sit behind the community center. The Police Station lies in a separate parcel across the street. Green areas on the site are accompanied by recreation. A focal point of the project is a large amphitheater that accommodates for Golf Kart use as well as sunset watching, as it sits facing west. A large lake allows for rainwater collection and drainage.

Amanda Guerrero



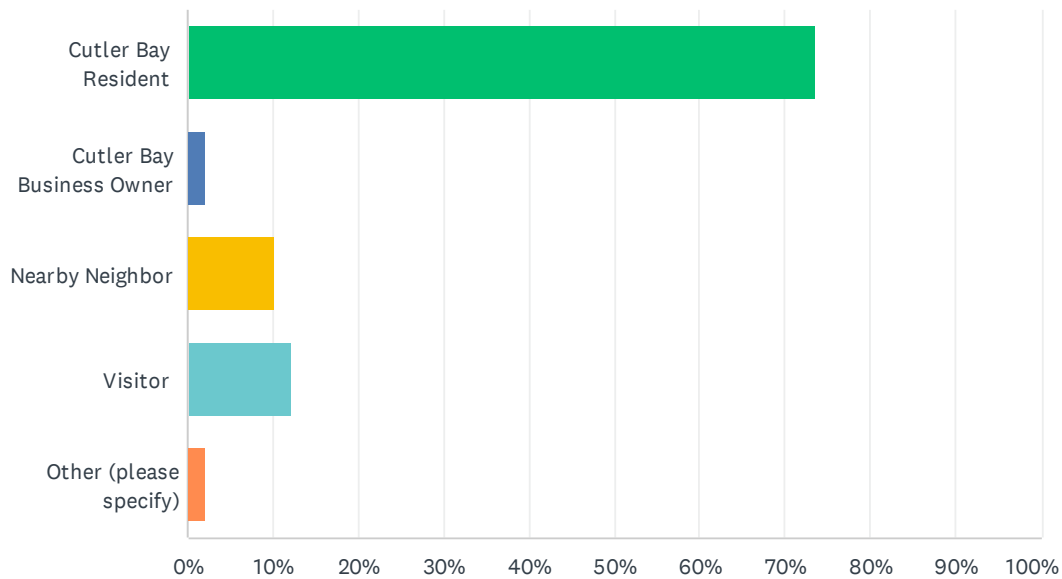
# PROJECT SURVEY RESPONSES

To help residents conceptualize the many possibilities of what the 16 acres could become, the Town partnered with University of Miami's School of Architecture and professor Erick Valle of Valle Valle & Partners to design 9 different conceptual site plans, based on resident feedback collected at public involvement meetings. A survey was presented to attendees to collect their feedback about the projects. 100 survey responses were received and are summarized in the following pages.

Survey results available online at: <https://www.surveymonkey.com/results/SM-DZKVBSM29/>

## Q1 What is your relationship with the Town of Cutler Bay?

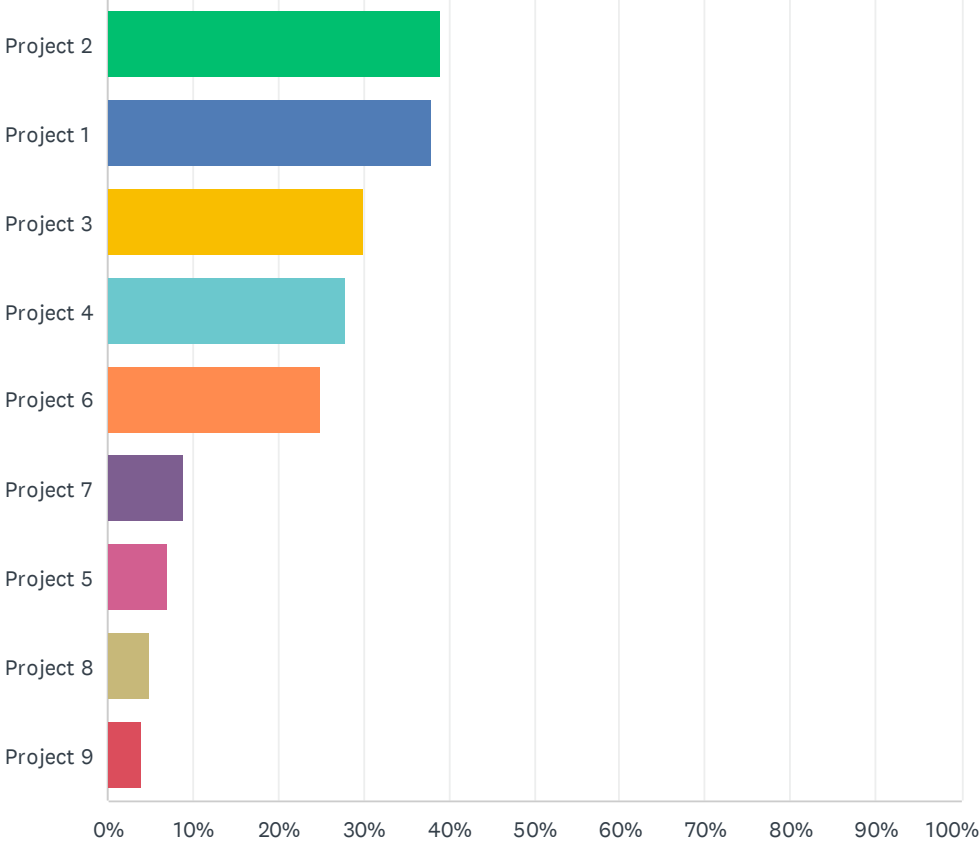
Answered: 98 Skipped: 2



ANSWER CHOICES	RESPONSES	
Cutler Bay Resident	73.47%	72
Cutler Bay Business Owner	2.04%	2
Nearby Neighbor	10.20%	10
Visitor	12.24%	12
Other (please specify)	2.04%	2
<b>TOTAL</b>		<b>98</b>

## Q2 Of the project designs displayed, which was your favorite? You may select up to 3 projects.

Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Project 2	39.00%	39
Project 1	38.00%	38
Project 3	30.00%	30
Project 4	28.00%	28
Project 6	25.00%	25
Project 7	9.00%	9
Project 5	7.00%	7
Project 8	5.00%	5
Project 9	4.00%	4
Total Respondents: 100		

### Q3 What did you most like about your favorite project(s)? Please enter below.

Answered: 80 Skipped: 20

#	RESPONSES	DATE
1	I liked it because it's cool	5/25/2022 7:12 AM
2	Environmentally friendly and provides services for kids and pets, two of our favorite things.	4/3/2022 7:45 PM
3	Raising of the buildings, dog park, shade.	4/3/2022 1:44 PM
4	More green and natural space and love to have a dog park!	3/20/2022 10:16 PM
5	Water features, lots of trees, town hall, community center near parking lot.	3/13/2022 8:48 PM
6	The greenery, a place to gather with fam. and friends to go to a concert and community center.	3/13/2022 11:37 AM
7	The water and all the green.	3/7/2022 6:50 PM
8	The use of green spaces and the water features.	3/7/2022 4:25 PM
9	Green spaces	3/1/2022 11:38 AM
10	The amount of green space provided.	2/24/2022 9:33 AM
11	Open space.	2/22/2022 8:01 PM
12	It maintained most of the trees and grass.	2/21/2022 12:39 PM
13	The dog park	2/17/2022 7:15 PM
14	Outdoor living room feeling not so many indoor spaces which will make it like others. Everglades idea is genius multi mode paths and golf cart parades	2/14/2022 7:57 PM
15	Lots of green and water. Park feeling. Liked the police station within the park on #2, my favorite.	2/13/2022 10:29 AM
16	Water features Community center Dog park	2/12/2022 3:05 AM
17	I liked the water features and the green spaces, wooden boardwalks, terraces seating space with a view.	2/11/2022 9:25 PM
18	Layout, buildings aren't close to circle and the playground.	2/5/2022 9:05 PM
19	Lakes green space and amphitheater	2/5/2022 2:05 PM
20	Kids playground, Dog park, green space, walking paths and trails	2/2/2022 8:05 PM
21	Keeping nature intact somehow/including nature in design	2/1/2022 7:56 PM
22	The green areas and parking availability	1/30/2022 8:46 PM
23	A lot of water, trees, golf cart paths.	1/29/2022 6:21 PM
24	Splash pad, water features, Singapore super trees, walking paths.	1/29/2022 6:15 PM
25	Water space but would like it to have a splash pad	1/24/2022 10:56 PM
26	Interesting layout of structures and green spaces that constantly intrigue the pedestrians walking	1/19/2022 11:15 AM
27	Splash pad/Kids play area (project 1) Water/lake features (project 3) Overall lay out of project 6	1/15/2022 1:55 PM
28	Water feature The cone tio of amphitheater whit the lake.	1/14/2022 7:37 AM
29	Paths for walking and biking.	1/7/2022 4:16 PM

30	All of the amenities of a park/open space are included in these two projects, along with the multifaceted, modern design of the buildings.	1/7/2022 12:47 PM
31	The architecture	1/4/2022 10:22 AM
32	Not the architecture. The open space. Less concrete please.	1/3/2022 8:25 PM
33	Architecture of structures, something for everyone, in tune with nature, accommodates golf carts	1/3/2022 4:49 PM
34	Most of them had plenty of grass for kids to run around and buildings looked good	12/30/2021 3:23 PM
35	I like the eco-friendly features of project 2: the green roofs, the renewable energy sources, and the focus on shaded green space. However i think the original design had to much service area dedicated to sterile water features. Cutting the water features by 50% and instead adding more green space, trails, and pavilions would be great.	12/29/2021 11:33 AM
36	I like how open it is	12/26/2021 8:50 PM
37	The yellow balls are beautiful	12/26/2021 8:48 PM
38	The park for the kids	12/23/2021 3:26 PM
39	The layout is beautiful! Love the Singapore inspired look and all of the water features.	12/22/2021 3:39 PM
40	Singapore tree. Green space and design of project 2. Water features and golf cart friendly.	12/22/2021 3:35 PM
41	Green spaces, multi use trails, water features.	12/19/2021 11:41 PM
42	More basic and user friendly.	12/18/2021 8:16 PM
43	There is a good balance of greenery and structure. Some of the latter options have too much cement making it too hot in the summer and not a relaxing location.	12/14/2021 11:11 AM
44	Project 2: the vertical gardens and the beautiful bird nest like building. Project 3: it felt incredibly futuristic. The use of all glass windows and circular design buildings felt warm and no barrier with outside / inside. Project 9: I loved the use of materials here; the rock walls, it felt like Rome or Greece in the old times.	12/14/2021 7:18 AM
45	Splash pad and amphitheater.	12/14/2021 6:41 AM
46	Design	12/13/2021 10:14 PM
47	The natural feel of the park compared to the others that felt too modern. The golf cart space. The solar power tree features.	12/13/2021 2:09 PM
48	Green space, golf cart and kid friendly.	12/11/2021 9:41 PM
49	Ample-sized amphitheater with lake view. Ample green space. Interesting sloping roof and raised buildings.	12/11/2021 8:57 PM
50	The building and water features. But it needs more trees for shade.	12/11/2021 8:50 PM
51	The jogging path	12/11/2021 8:14 PM
52	Trees and amphitheater	12/11/2021 7:48 PM
53	the amphitheater and the water.	12/11/2021 7:46 PM
54	The pools, and amphitheater	12/11/2021 7:45 PM
55	The perforated roof , the Circular floor plan for the chambers, and the landscaping	12/11/2021 7:34 PM
56	Is so majestic	12/11/2021 7:14 PM
57	The pools	12/11/2021 7:12 PM
58	1. Placement of garage (hopefully with public basketball court/park on roof), amount of water and the waterfall. 3. I love this layout the most. I love the central area between features that can be used for Holiday displays. Is the L shaped building a parking garage? 4. Love the reflecting pool type area in the center - along the lines of a central area we can have a Christmas Tree and other Town holiday celebratory items.	12/1/2021 10:54 AM

## Conceptual Designs of Cutler Bay Legacy Park and Municipal Complex

59	The keep the buildings and parking closest to Old Cutler Road.	11/22/2021 1:48 PM
60	Empathic design, seems to consider the local people and users	11/6/2021 9:43 PM
61	Layout & design	11/6/2021 7:46 PM
62	Design	11/6/2021 7:45 PM
63	Great layout	11/6/2021 7:45 PM
64	A lot of effort into where things will be going.	11/6/2021 7:42 PM
65	The kids and water Area	11/6/2021 7:39 PM
66	Natural curves and lots of green. More nature than theme park. #7 concept of stepped up green spaces (that reminded me of farmed) terraces) we're wonderful.	11/6/2021 7:22 PM
67	#1 that it has more activities for children	11/6/2021 7:21 PM
68	Sustainability!	11/6/2021 7:16 PM
69	Flow of structures spaced out in available land.	11/6/2021 7:13 PM
70	The space and access. Extremely though it plan	11/6/2021 6:47 PM
71	Blending nature and built environment	11/6/2021 6:26 PM
72	It is beautiful	11/6/2021 6:15 PM
73	It was absolutely beautiful, full of greenery and every single place there was a place to sit and study.	11/6/2021 6:10 PM
74	Dog park	11/6/2021 5:41 PM
75	Opportunity for business	11/6/2021 5:38 PM
76	Love the layout and and the uniqueness of the use of space!	11/6/2021 5:22 PM
77	Love the layout, use of space and sustainability aspect	11/6/2021 5:21 PM
78	everything!!	11/6/2021 4:52 PM
79	All the greenery and green roofs	11/6/2021 4:51 PM
80	The detail	11/6/2021 4:23 PM





## Q4 Is there anything you disliked about any of the projects on display? Please enter below.

Answered: 55 Skipped: 45

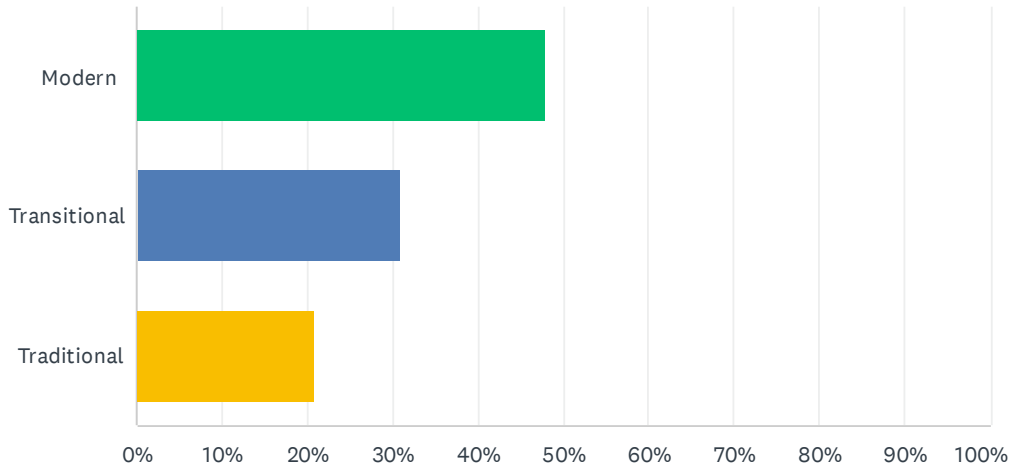
#	RESPONSES	DATE
1	no	5/25/2022 7:12 AM
2	Project 1 has those large spheres which I think our likelihood of hurricanes is not a wise option.	4/3/2022 7:45 PM
3	Too much concrete	3/20/2022 10:16 PM
4	Amphitheater facing sun rise , parking away from town hall community center	3/13/2022 8:48 PM
5	Expensive art, Prefer a lot of natives trees for shade.	3/13/2022 11:37 AM
6	project 5 looks to be mostly buildings and not a real park.	3/7/2022 6:50 PM
7	Too much cement	3/1/2022 11:38 AM
8	More mature less development	2/28/2022 5:03 PM
9	Not necessarily. Only that none of them involve a community garden.	2/24/2022 9:33 AM
10	All buildings look too modern for our town. They look cold, not inviting.	2/22/2022 8:01 PM
11	Too much water spaces. Too much pavement. Remember what it feels like, walking in the midsummer heat on that pavement.	2/21/2022 12:39 PM
12	Vague explanations like project 7	2/17/2022 7:15 PM
13	All the amphitheater ideas no one uses those. There is one less 3 miles away and it's always empty let there be open space for children and families	2/14/2022 7:57 PM
14	Police station to the side not good, needs to be part of complex. Not enough green or water on some.	2/13/2022 10:29 AM
15	Golf cart use	2/12/2022 3:05 AM
16	They mostly seemed cold. Some had too much pavement. Yellow ball sculptures are hideous.	2/11/2022 9:25 PM
17	Too modern	2/5/2022 9:05 PM
18	No	2/5/2022 2:05 PM
19	I don't want the projects to disrupt the nature left surrounding us or cause more traffic	2/1/2022 7:56 PM
20	There are a few with so much water space and is not like we are going to be doing water sports	1/30/2022 8:46 PM
21	Very modern	1/29/2022 6:21 PM
22	Too modern and industrial looking. Please use lots of natural light, big windows, and greenery so it doesn't look cold.	1/29/2022 6:15 PM
23	Garage if public whitout security personal no good, especially at night	1/14/2022 7:37 AM
24	Too many uncovered walkways.	1/7/2022 4:16 PM
25	There were some projects that just weren't aesthetically in-line with the Town's demographic "small town" feel.	1/7/2022 12:47 PM
26	They need to add a strip club	1/4/2022 10:22 AM
27	Need to choose an achitectoral style that make sense with out location and history.	1/3/2022 8:25 PM
28	Not enough wooded areas with a lot of shade	1/3/2022 4:49 PM

## Conceptual Designs of Cutler Bay Legacy Park and Municipal Complex

29	All of the projects showcase too much concrete and too many paved spaces. Any new buildings in the property should strive to blend within neighboring area.	12/30/2021 10:23 PM
30	Too much concrete need to increase more grassy areas and trees	12/30/2021 3:23 PM
31	The projects with large areas of concrete or unshaded grass areas will be insufferable in the summer. Focusing on palm trees that provide no relief from the hot sun.	12/29/2021 11:33 AM
32	The weird giant yellow cement balls.	12/26/2021 8:50 PM
33	N/a	12/26/2021 8:48 PM
34	The amphitheater in all of them... would rather have more green spaces and paths	12/23/2021 3:26 PM
35	No	12/22/2021 3:39 PM
36	Modern design does not fit Cutlerbay.	12/19/2021 11:41 PM
37	To extreme and most don't allow for golf carts and ample parking.	12/18/2021 8:16 PM
38	I disallow the heavy masonry structure. I also dislike option 2 it is just not appealing	12/14/2021 11:11 AM
39	The projects were almost too vague to gage anything I really disliked. I do think the police station needs to be tucked away in the back or to the side. Away from the crowds. As a community do we want to promote people with guns on their hips or promote a welcoming space for everybody.	12/14/2021 7:18 AM
40	No	12/11/2021 8:50 PM
41	Na	12/11/2021 8:14 PM
42	The projects don't have a lot of nature such as freeze flowers and bushes.	12/11/2021 7:46 PM
43	Nothing.	12/11/2021 7:12 PM
44	I wish #3 was labeled. All the projects looked amazing! The three listed above are the ones I preferred for the Town more, but that's not a knock on the others.	12/1/2021 10:54 AM
45	They all have lakes or ponds and we do not need this kind of water feature in Cutler Bay we already have enough access to the water, maybe a fountain would be OK.	11/22/2021 1:48 PM
46	Nothing	11/6/2021 7:45 PM
47	No. Enjoyed every single one. Some of the video displays were remarkable. We'll done all, as individual teams, but even more so as a collective of different ideas. Thank you all for sharing! Thanks to UM and professor for working in community.	11/6/2021 7:22 PM
48	Not enough trees or shade	11/6/2021 6:26 PM
49	No	11/6/2021 6:15 PM
50	None	11/6/2021 6:10 PM
51	Can not take home and see everything online or share with others	11/6/2021 5:38 PM
52	N/A	11/6/2021 5:22 PM
53	nop	11/6/2021 4:52 PM
54	Too much concrete	11/6/2021 4:51 PM
55	Not enough color	11/6/2021 4:23 PM

## Q5 Which architectural style do you like most?

Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Modern	48.00%	48
Transitional	31.00%	31
Traditional	21.00%	21
TOTAL		100

## Q6 Do you have any other comments, questions or concerns we should consider regarding this project? Please enter below.

Answered: 42 Skipped: 58

#	RESPONSES	DATE
1	no	5/25/2022 7:12 AM
2	Put as many green spaces as possible.	4/3/2022 7:45 PM
3	Worried about the poor wildlife who have nowhere to go!	3/20/2022 10:16 PM
4	Protection with hurricane	3/13/2022 8:48 PM
5	If water feature is going to be included; just to be enough to decorate and that not represent a big expense to maintain	3/13/2022 11:37 AM
6	Will there be Pokemon and pokestops and gyms there?	3/7/2022 6:50 PM
7	Any one chosen should have a sit down restaurant with terrace	3/1/2022 11:38 AM
8	I would love to see a community garden for the town.	2/24/2022 9:33 AM
9	Will having an amphitheater so close to housing may bother some people. I know I hear music from the Sand Bar. I also worry if too much water areas that small children could fall into. I am not a fan of parking garages but I guess it is what is needed.	2/22/2022 8:01 PM
10	I love the Florida pinelands , demonstration garden, GREEN ROOFs in project 4. I would like to see walking paths and bike paths in any model.	2/21/2022 12:39 PM
11	No amphitheater we already have one	2/14/2022 7:57 PM
12	As a designer myself , more important than the architectural style for me is that it is done well, that it be beautiful , functional, purposeful , and well-designed. A well-designed space can be beautiful whether it is traditional or modern. It is good to look at precedent to see projects like these that have failed and/or succeeded and why. This design could either make or break the town. Adding to the walkability factor of the town would add value. It is unfortunate what is being done with the new Publix. It should have gone through some sort of approval process by the town council. It seems like it will look like a super basic mall with mostly space for cars. It should have been designed to have more of a small town feel rather than a basic strip mall feel, with car-parking concealed from view of old cutler in some way. There should be a bid for this project with many designers both with modern and traditional ideas.	2/11/2022 9:25 PM
13	No	2/5/2022 2:05 PM
14	Dog park no good. Anfortunily people need discipline for that. The park in a few time could be a dumpster.	1/14/2022 7:37 AM
15	I think the Town should consider the opinion of its employees and staff for the layout and structure of the buildings they will eventually house. The employees and staff play an integral part in delivering services to this community. It would not be fair to not have an Employee or Staff Involvement Meeting included in the Town's series' of workshops.	1/7/2022 12:47 PM
16	Please add strip club	1/4/2022 10:22 AM
17	Water play and community garden areas would be great! Also free live music/festivals/events/workshops/community classes will really make this place a true hub.	1/3/2022 4:49 PM
18	I'm very concerned with all the conceptual designs currently being discussed. I would like to see an option that retains the municipal complex (Town Hall Council Chambers) at the existing location to allow the 16 acre property's main focus to be a park. We are currently lacking a central park in the Town and this property can become that for our community. Please provide an option that does not include significant amounts of development at the site.	12/30/2021 10:23 PM

19	Designs look ok but I would suggest we keep with our tree town feel and incorporate more trees and grass	12/30/2021 3:23 PM
20	This community needs a modern, eco-friendly space to gather and still appreciate nature. This will set the tone for the future of Cutler Bay, and so it needs to be envisioned for the future and the future is green and clean.	12/29/2021 11:33 AM
21	The amphitheater will be a noise disturbance for the residents in the immediate area	12/23/2021 3:26 PM
22	Please keep it golf cart and pedestrian friendly. Love the designs. Great vision Cutler Bay!!	12/22/2021 3:35 PM
23	Please consider some of the original timeless concepts presented at the time of the land purchase.	12/19/2021 11:41 PM
24	Sone of these designs have extras that serve no purpose. Also, any design should have police station centrally located, so as to deter crime, which is a consideration in that area.	12/18/2021 8:16 PM
25	Maintain the peaceful yet beautiful aspect. Ensure there is a place for both ballet performances as well as concerts.	12/14/2021 11:11 AM
26	Yes. There needs to be a wellness center for our community. Like Pinecrest's gym. There also needs to be an indoor basketball court to escape the heat. This wellness center/basketball gym could be used for child summer camps, after school space for children, and hopefully adult basketball leagues or vollyball or any other indoor adult league. Again leveraging the space to bring people together through a shared interest. Building community through sport. There needs to be dog parks. I love music but I am not sure an amphitheater. I grew up in boca and our Mizner Park is an incredible boiler plate to go off of. But the amphitheater there so rarely used I think they sold it to live nation or some other entity as to actually get use out of it. I do think an amphitheater could be incredible if used for talks, small concerts, graduations, plays, and other creative acts. There also should be open green fields. Not for golf cart parking but for people to connect with nature. The reason why people love Old Cutler is because of the beautiful trees and how much it feels like a forest sometimes. That's also why so many people bike/run/walk along Old Cutler. When the nature is beautiful, people will naturally do things outside to leverage that space.	12/14/2021 7:18 AM
27	I really think a local area for children (more than just a playground as we have parks with nice playgrounds) and events would be great a smaller dog park too.	12/14/2021 6:41 AM
28	I think having somewhere for golf cart meet ups and maybe room for food trucks and live music in our area would be great!	12/13/2021 2:09 PM
29	Thanks for seeking public input!	12/11/2021 8:57 PM
30	I would include a splash park for kids	12/11/2021 8:14 PM
31	N/a	12/11/2021 7:46 PM
32	Would there be a fee ro get in? If is lovely.	12/11/2021 7:12 PM
33	Great job all! Thank you for working on this project for the Town!!	12/1/2021 10:54 AM
34	We should try to have as much green space as possible for events, events that could hold 2000 to 3000 people such as food trucks, arts and crafts, festivals, etc. The outdoor areas should have a few or no steps, there are several elderly communities here.	11/22/2021 1:48 PM
35	More about the quality than the style	11/6/2021 9:43 PM
36	Great design, really thought she put a lot of consideration into placement.	11/6/2021 7:45 PM
37	Really thoughtful work put into #4. Took the project seriously and put a lot of pride into it!	11/6/2021 7:42 PM
38	A big kids play Area	11/6/2021 7:39 PM
39	Hope these projects are completed real soon. We, the town of Cutler Bay, need it.	11/6/2021 7:16 PM
40	When will it get voted on	11/6/2021 6:47 PM
41	Amazing talent! Congratulations UMSOA!!	11/6/2021 5:22 PM
42	should pick this one!! fantastic.	11/6/2021 4:52 PM

